

2.0 FUTURE LAND USE ELEMENT

2.1 INTRODUCTION

The purpose of this Land Use Element is to set forth the City's vision of its future built environment. This vision is described graphically through maps which show existing and future land uses and textually through goals, objectives, and policies which list the conditions under which future development will occur and through the guiding principals in the Citywide Master Plan. It is a vision which also describes graphically and textually the City's responsibility to conserve and preserve its neighborhoods, its capital investments, and its natural features and resources. The tools which will implement this vision are described as policies, which are primarily aimed at regulating the future development and redevelopment of land in the City of Hallandale Beach. The vision is described in immediate terms, a short term future (five years), and an ultimate future (buildout, approximately 2040 2030).

The City of Hallandale Beach consists of 2,831 acres (4.4 square miles) of land. There are no Areas of Critical State Concern pursuant to Section 380.05, Florida Statutes, in Hallandale Beach. Also, there are no local Areas of Critical Concern, as defined by Broward County.

Since the City is over 90 96 percent developed and has limited annexation opportunities, urban sprawl is not an issue the City faces. The City has primarily experienced redevelopment and rehabilitation during the last planning period (1998-2006). The City has seen a fair amount of redevelopment along its major roadway corridors and within designated neighborhood areas which has benefited the City and its neighborhoods. In the 1996 the City Commission designated a Community Redevelopment Area within the City which includes all areas west of NE/SE 14 Avenue. The Northwest area of the City has been designated by the City and Broward County as blighted and a target area under the Community Redevelopment Act. In 1996, the City Commission expanded the Community Redevelopment Area to incorporate the Southwest, Northeast, and Southeast sections of the City. The CRA was expanded to 14 Avenue.

Undisturbed natural areas are nearly nonexistent in Hallandale Beach. Only two (2) significantly sized (4-17 5 – 10 acres) undeveloped parcels exist in the City. Soils in the City place only minimal restrictions on development. The danger of flooding is a more important natural condition affecting development, but through the years the City has put in place appropriate infrastructure to reduce the flood potential in the City. Most of the eastern half of the City would be flooded by a 100-year flood.

Land use trends since 1978 could generally be described as infill development, both residential and commercial, with primary emphasis on single-family and duplex residential construction. However, in the last five years the City has seen an increase in redevelopment of larger commercial properties and associated with the Gulfstream Park Racetrack property which went through the DRI process and was approved as a Local

Activity Center (See page 2-36 or more detail). In addition, the City has seen an increase in mixed-use and multi-family residential projects.

~~The projected rate of population growth will not require a dramatic increase in commercial development. Moderate growth in general office and commercial development can be expected to occur if it is not curtailed by zoning or other restrictions.~~

No new industrial establishments of a significant size are anticipated to locate in Hallandale Beach because of the thoroughly urbanized character of the City and due to both land use and zoning restrictions already in place.

With the exception of the two (2) parcels mentioned above, Mmost of the undeveloped parcels in the City are scattered small-scale sites so that any single development should not significantly impact infrastructure and capital improvement requirements. While it is possible that these small-scaled sites could be accumulated into a larger site, the City will be able to monitor such redevelopment through its normal site development procedures.

The City's infrastructure is in place and modifications and improvements have occurred in the last 10 years to maintain the systems efficiency and level of service requirements. An example of the City's efforts is the new water filtration plant which was just completed. The City continues to include infrastructure improvements in its 5-year Capital Improvement Plan and works with developers to make sure that new development and redevelopment does not unjustly burden the City's existing infrastructure and level of service standards. As with the street system, the utility network in Hallandale Beach is in place and no major additions or extensions in the potable water, sanitary sewer, telephone or electric systems are needed to support additional development. With the exception of the Posner Tract, approximately 9 acres located south of Hallandale Beach Boulevard on the east side of A1A, development impacts, again due primarily to the lack of developable land, will place minimal additional demands on police, fire, medical or health services, or schools and parks facilities which are in place and sufficient to serve existing and projected population increases.

2.2 GOALS, OBJECTIVES, AND POLICIES,

2.2.1 Introduction

This section presents the City's land use goals, objectives, and policies. The City's land use goals, objectives and policies were derived from its analysis of land use, environmental, infrastructure, housing and population characteristics and trends. It is also based on the City's evaluation of its past performance in meeting its land use goals, objectives, and policies as found in the City's 1995 2006 Evaluation and Appraisal Report. The Future Land Use Plan Map is included as an attachment as Figure 2-1 to of this element. Hallandale Beach is located in Broward County, which is

a charter county, having specific land use requirements in that charter, implemented through its county-wide Land Use Plan. The consistency with Broward County's Land Use Plan is addressed in Section 2.4 of this Future Land Use Element.

2.2.2 Hallandale Beach's Goals, Objectives and Policies

The City has established the following definitions for the terms, goals, objectives, and policies as described in the Florida Administrative Code Rule 9J-5:

"GOAL" means the long-term end toward which programs or activities are ultimately directed

"OBJECTIVE" means a specific, measurable, intermediate end that is achievable and marks progress toward a goal

"POLICY" means the way in which programs and activities are conducted to achieve an identified goal (FAC Rule 9J-5.003)

GOAL 1: To provide a coordinated and compatible mix of land uses which encourages a high quality of life meeting the social, economic and physical needs of the present and future population of Hallandale Beach, while insuring reasonable environmental protection and timely and efficient provision of services.

OBJECTIVE 1.1: Levels of Service: The City shall continue to condition approval of development applications upon maintaining the provision of services at the Levels of Service (LOS) which meet or exceed levels specified in this Comprehensive Plan.

POLICY 1.1.1: The City shall maintain, within the Comprehensive Plan Elements, Level of Service standards for City facilities which will meet the existing and future needs of Hallandale Beach population and the standards established by Chapter 163 F.S., and Rule 9J-5 F.A.C.

POLICY 1.1.2: Any development order or permit shall be approved only when adequate public services and facilities are in place, or will be provided to support the development at Levels of Service adopted by this Plan.

The necessary facilities and services shall be available concurrent with the impacts of development or through any of the following situations:

- A. The necessary facilities are in place at the time a development order or permit is issued, or a development order or permit is issued subject to the condition that the necessary facilities will be in place when the impacts of the development occur.
- B. The necessary facilities are under construction at the time a development order or permit is issued.

- C. The necessary facilities are the subject of a binding contract executed for the construction of those necessary facilities at the time development order or permit is issued.
- D. The necessary facilities have been included in the annual City budget and capital improvements program at the time development order or permit is issued although the facilities are not yet the subject of a binding contract for there construction.
- E. The necessary facilities are committed facilities at the time a development order or permit is issued.
- F. The Hallandale Beach City Commission assures the necessary facilities will be in place within a reasonable period of time consistent with the requirements of Chapter 163. At a minimum, the necessary facilities are to be included within a financially feasible capital improvements element which is determined by the Florida Department of Community Affairs to be in compliance with Rule 9J-5 of the Florida Administrative Code and supported by all necessary implementing land use development regulations and a monitoring system for provision of the necessary facilities.
- G. An applicant may choose to satisfy concurrency requirements by making a proportionate share contribution to mitigate the impacts of new development on the City's infrastructure system in accordance with Section 163.3280 F.S.

POLICY 1.1.3: The City will require a development impact analysis to be submitted for developments which contain ten (10) residential dwelling units or more, or developments containing four thousand (4,000) square feet of nonresidential gross floor area or more. The applicant or his agents will be responsible for preparing the impact analysis which shall evaluate the overall effect of a proposed development on its surrounding neighborhood and the overall community.

POLICY 1.1.4: The City shall, through development regulations direct commercial and industrial land uses to areas with existing public facility capacity.

POLICY 1.1.5: The City shall maintain criteria and procedures, which obligate developments causing expansions or extensions of City services to contribute a proportionate share of the cost of provision of these supporting services and related facilities.

POLICY 1.1.6: The City of Hallandale Beach will provide sanitary sewer, solid waste, drainage and potable water facilities and services to correct deficiencies and to meet existing and project demands identified in this Plan.

POLICY 1.1.7: Permitted residential densities on the future land use plan map or as allowed in the element text shall not be increased beyond the ability of the surrounding roadway network and public transit system to accommodate projected traffic flows and ridership without degradation of levels of service for these facilities below that standard adopted in the plan.

OBJECTIVE 1.2: Land Use Compatibility: Continuously review and reevaluate ~~Complete at least one small-area redevelopment plan annually, which shall address existing and potential land use conflicts and recommend solutions, in order to enhance land use compatibility and quality of life. Implement within three years, at least half of small-area development/redevelopment plan recommendations for reducing the number and intensity of land use conflicts.~~

POLICY 1.2.1: Upon completion of the Citywide Master Plan, the City will reevaluate the various City neighborhoods, corridors, districts, and small area redevelopment plans for appropriate action which may include revising existing plans or developing new plans that promote land use compatibility and decrease land use conflicts. A financial district theme for land use along East Beach Boulevard shall be implemented by 1997 to promote the concentration of financial services and offices and further define this corridor as a focal area of the City. The theme shall include use of Royal Palm Trees along Boulevard right-of-way. Any redevelopment of the Beach Boulevard Mobile Home Park should be consistent with the general recommendations of the named area plan.

POLICY 1.2.2: West-Hallandale Beach Boulevard: The City shall continue to utilize the City's Zoning Code, Land Development Regulations, Citywide Master Plan and the Design Guidelines Manual in review of development and redevelopment within the Hallandale Beach Boulevard Corridor. ~~develop a theme and implementing policies and/or development regulations for the improvement and redevelopment of the West Beach Boulevard Corridor by 2000. The West Hallandale Beach Boulevard theme shall include use of Royal Palm Trees along the Boulevard right-of-way and median.~~

POLICY 1.2.3: South Federal Highway: The City shall utilize the South Federal Highway Neighborhood Plan as a guide in the development and redevelopment of the South Federal Highway area.

POLICY 1.2.4: North Federal Highway: The City shall continue to utilize the City's Zoning Code, Land Development Regulations, Citywide Master Plan and the Design Guidelines Manual in review of development and redevelopment within the North Federal Highway Corridor. ~~develop a redevelopment or appearance improvement strategy for the North Federal Highway Corridor by 2002.~~

POLICY 1.2.5: Fashion Row District: The City shall continue to implement the Fashion Row District Plan by upholding and enhancing the Fashion Row Overlay District, and funding improvements to the District provided there is sufficient private effort by the

merchants and investment from property owners to justify City expenditures. At least 90% of the District Plan recommendations should be implemented by 2000.

POLICY 1.2.6: North Dixie Highway: The City shall continue to implement the North Dixie Corridor Plan. The City will have succeeded in meeting this objective if all further development is consistent with plan recommendations and overlay district standards, and if additional City investment occurs.

POLICY 1.2.7: South Dixie Highway: The City shall continue to implement the South Dixie Corridor Plan. The City will have succeeded in meeting this objective if all further development is consistent with plan recommendations and overlay district standards, and if additional City investment occurs. ~~The City shall complete a South Dixie Highway corridor plan by 1998, implement any policy recommendations by 1999, and partially implement any capital improvement recommendations by 2005.~~

POLICY 1.2.8: County Line Road Corridor: The City shall continue to implement the County Line Road Corridor Plan to the extent possible. ~~The City shall implement at least 50% of plan recommendations by 2003.~~

POLICY 1.2.9: Pembroke Road: The City shall continue to implement the Pembroke Road Corridor Plan. The City will have succeeded in meeting this objective if all further development is consistent with the plan recommendations and overlay district standards, and if additional City investment occurs. ~~Redevelopment Area Plans will be prepared for the Northwest Industrial Area, Pembroke Road and Foster Road corridors. Plans will be completed by 2000.~~

POLICY 1.2.10: Foster Road: the City shall continue to implement the Foster Road Corridor Plan. The City will have succeeded in meeting this objective if all further development is consistent with the plan recommendations and overlay district standards, and if additional City investment occurs.

POLICY 1.2.11: The City shall reduce land use conflicts through prohibiting incompatible commercial uses in residential neighborhoods, through enforcement of the Hallandale Beach Zoning District requirements. Commercial development shall be limited primarily to the perimeter areas of Hallandale Beach's planning districts (as delineated in this Element). Well-planned mixed use projects and appropriate neighborhood commercial uses in defined neighborhood commercial nodes are encouraged where they will improve an area or serve as neighborhood centers. However, commercial uses within residential areas shall not be considered incompatible if, through proper screening, buffering, design and access control, there are no significant noises, odors, fumes, vibrations or other negative impacts beyond the site boundaries, and provided the use is either tied to a neighborhood commercial node, or a peripheral commercial corridor or area.

POLICY 1.2.121: The City shall not approve zoning variances from the nonconforming use provisions of the land development regulations, unless denial of the variance would result in inability to use the property for any conforming use in the foreseeable future.

OBJECTIVE 1.3: Residential Land Use: Maintain at least 2 residential land use categories and corresponding zoning districts, covering at least 30% of the City's land area, providing for low (single-family only) and medium to high densities. At least 2530% of land designated for residential use shall permit only single-family residential uses.

POLICY 1.3.1: Maintain categories of residential land use on the Future Land Use Plan map consistent with those categories contained within the Residential Permitted Uses Implementation listed in Section 2.3 of the Future Land Use Element.

POLICY 1.3.2: Permit those land uses within areas designated for residential use on the Future Land Use Plan ~~map~~ Map (FLUM) which are identified in the Residential Permitted Uses Implementation Section 2.3 of the Future land Use Element.

POLICY 1.3.3: The City shall maintain land development regulations intended to preserve and protect existing single-family neighborhoods from the negative impacts of incompatible land uses and nuisances.

POLICY 1.3.4: Low and medium density R residential areas should continue to be buffered from high intensity residential and nonresidential uses and should continue to be located with access to existing local, collector and minor arterial streets.

A. ~~Low to medium range residential densities should continue to be located with access to existing local, collector and minor arterial streets.~~

B. ~~High density residential developments should continue to be located with direct access onto major arteries~~

POLICY 1.3.5: High density residential developments should continue to be located with direct access to major arterial streets.

POLICY 1.3.65: The City adopts, Broward County's rules and regulations for flexibility of residential densities.

POLICY 1.3.76: The City shall encourage focus on compatible infill residential development.

OBJECTIVE 1.4: Subdivision and Platting: The City shall continue to provide for subdivision and platting regulations which promote well-planned, orderly, and attractive development and accommodate public facilities. They are to be consistent with the locally adopted capital improvements element, and, the goals, objectives and policies of the Broward County Land Use Plan and the Hallandale Beach Land Use Plan.

POLICY 1.4.1: The City shall maintain platting requirements and land development regulations to ensure they are in conformance with, and/or more stringent than, the Broward County Land Use Plan platting regulations, and, Local Government Comprehensive Planning and Land Development Regulation Act and the requirements and criteria of this Plan.

OBJECTIVE 1.5: Commercial Land Use: Maintain at least 2 commercial/business land use categories and corresponding zoning districts, covering at least 20 percent of the City's land area, providing for neighborhood commercial, general commercial uses and commercial recreation uses. At least 40 percent of the land area designated for commercial use shall be devoted to commercial recreation and ancillary uses, however, the City may elect to approve a proposed land use plan amendment to convert a portion of any parcel designated commercial recreation land use on the City's Future land Use Map, even though when the result may be a reduction in total commercial recreation land use below the 40% threshold, provided that the proposed land use designation compliments the commercial recreation land use category and furthers its purpose for supporting a tourist-oriented economy.

POLICY 1.5.1: Maintain categories of commercial land use on the Future Land Use Plan ~~in~~ Map consistent with those areas identified in the Commercial Permitted Uses Implementation listed in Section 2.3 of the Future Land Use Element.

~~**POLICY 1.5.2:** Permit those uses within planned commercial areas on the Future Land Use Plan Map which are enumerated in the Commercial Permitted Uses Section of the Future Land Use Element.~~

POLICY 1.5.23: Maintain a Commercial Recreation Category including Hallandale Beach major commercial recreation facilities, i.e., Gulfstream Park Race Track and Casino, Hollywood Dog Track Mardi Gras Racing and Casino and Diplomat Golf Course and Country Club. The Commercial Recreation Category will allow public and private recreationally-based facilities. Conversion of these facilities to other uses having increased impacts on public facilities will be contingent upon the new developments ability to maintain adopted level of service standards for affected public facilities and a land use compatibility determination by the City.

POLICY 1.5.34: The City adopts Broward County's rules and regulations for flexibility of commercial areas on the Hallandale Beach Land Use Plan.

POLICY 1.5.45: Commercial areas will continue to be regulated by development standards, such as, but not limited to, size and bulk regulations, landscaped medians, right-turn only exits and other controls or designs intended to improve vehicular and pedestrian safety.

POLICY 1.5.56: The commercial policy statements and categories in the Hallandale Beach Land Use Plan shall form the basis for zoning categories and land development regulations which establish different intensities of commercial development compatible with their respective service areas and adjacent and surrounding land uses.

POLICY 1.5.67: The City shall restrict further commercial development, or reuse of existing commercially-zoned property, of the auto maintenance nature along Hallandale Beach Boulevard, US-1 or A1A.

POLICY 1.5.78: Development and redevelopment along Hallandale Beach Boulevard and U.S. 1 shall continue to be reviewed and evaluated based on guidelines established for these corridors in the City's Zoning Code, Land Development Regulations, the Citywide Master Plan and the Design Guidelines Manuel. Recommendations from the Citywide Master Plan should also be considered and incorporated upon the Plan's completion expected in late 2008. Development themes for land use along Hallandale Beach Boulevard and U.S. 1 shall be incorporated into the Land Development Code in the form of Special Zoning Districts that redefine these corridors as focal areas of the City. In conjunction with development of these Special Zoning Districts, site development standards will be revised to include innovative approaches to site and building design shall be implemented by 2000.

OBJECTIVE 1.6: Industrial Land Use: Maintain at least 2 light-industrial or business/industrial and/or employment center land use categories and corresponding zoning districts, covering at least 2 percent (50 acres) of the City land area, to provide for non-polluting, innocuous light manufacturing, high-technology, and related research and development uses.

POLICY 1.6.1: Maintain Designate a Light Industrial category and/or an Employment Center category on the Future Land Use Map in order to which will allow for the development of certain light industrial and employment center uses in order to improve the community's overall economic base. By 1997, create a zoning designation consistent with the Employment Center Future Land Use Category. Allowable light industrial and employment center uses are enumerated in Permitted Uses Implementation listed in Section 2.3 of the Future Land Use Element.

POLICY 1.6.2: The location of the Light Industrial category and/or the Employment Center category on the Land Use Plan Map shall continue to be based upon providing access to major transportation facilities, i.e., highway and railroad, while safeguarding the environment, tourism, community preferred life style, and residential areas from adverse impact of industrial development.

POLICY 1.6.3: New residential uses are disallowed in areas designated for industrial and employment center uses except for motel and hotel uses in employment center areas.

POLICY 1.6.4: Industrial land uses and/or employment center uses should continue to be buffered from existing and proposed residential areas by yard setbacks and sufficient landscaping or other screening to effectively screen the use(s) from public view

OBJECTIVE 1.7: Community Facility Land Use: Maintain at least one future land use category and corresponding zoning district to provide for a complete range of community facilities including but not limited to, educational, governmental, religious, utility, civic, recreational and cultural facilities adequate to meet the current and future needs of Hallandale Beach's population.

POLICY 1.7.1: Continue to designate an Institutional category on the Land Use Plan Map which will meet the intent of Objective 1.154 of this Plan Element and will allow uses as numerated in Permitted Uses Implementation listed in Section 2.3 of the Future Land use Element.

POLICY 1.7.2: Future institutional uses should be located in, or in close proximity to, population areas they are intended to serve.

POLICY 1.7.3: The City shall continue to designate a public parks category on the Future Land Use Plan map to preserve existing park and open space areas and protect them from encroachment by future development. Allowable Public Park uses are enumerated in the Permitted Uses Implementation Section of the Future Land Use Element.

OBJECTIVE 1.8: Local Activity Center Land Use: Maintain a Local Activity Center (LAC) land use category within the city to encourage compact development that includes a mixture of community-serving uses such as commercial, office, employment, civic and institutional, recreation and open space, hotel, and/or residential. Development shall be characterized by efficient infrastructure, close-knit neighborhoods with a sense of community, preservation of natural systems, promotion of pedestrian circulation, and convenient access to mass transit facilities.

POLICY 1.8.1: The City shall use the Local Activity Center designation as a means to carry out recommended land use policies within a unified planning district based on an adopted master or redevelopment plan.

POLICY 1.8.2: Local Activity Centers shall support the location of uses in a manner oriented around a five-minute (i.e. quarter mile) walk. Multiple nodes of activity oriented around a five-minute walk may be included within one Local Activity Center.

POLICY 1.8.3: Local Activity Centers shall support the location of uses and internal circulation such that pedestrian mobility is a priority. All land uses in a Local Activity Center shall be directly assessed via pedestrian ways, and accessible to existing or future alternative public transportation modes, including bicycle and transit.

POLICY 1.8.4: Local Activity Centers with multiple nodes of activity shall be connected by pedestrian ways and/or transit services.

POLICY 1.8.5: A uniform streetscape program shall be implemented within a Local Activity Center to include pedestrian amenities, public plaza areas, bicycle facilities, unified wayfinding signage, and transit related amenities.

POLICY 1.8.6: The City will adopt, as part of its land development regulations, design guidelines to encourage pedestrian oriented development and consistent architectural design within Local Activity Centers.

POLICY 1.8.7: Parkland and/or open space that is accessible to the public shall be included as a functional component of a Local Activity Center. Parkland and/or open space may include defined landscape and pedestrian areas, squares, greenbelts, greenways, playgrounds, private plazas accessible to the public, and/or walking paths or promenades; however ill-defined residual areas such as buffers and berms, for purposes of this criteria, are not considered park land or open space.

POLICY 1.8.8: Housing opportunities shall be included as a functional component of any Local Activity Center. Residential development shall be limited to multifamily units as one means to encourage compact development and integrate mixed-use development.

POLICY 1.8.9: The City may direct public housing programs funds into designated Local Activity Centers consistent with the policies adopted in the Housing Element of the City's Comprehensive Plan as one means to encourage affordable housing opportunities within these centers.

POLICY 1.8.10: The City shall actively promote the provision of affordable housing opportunities within Local Activity Centers during the review and approval of design plans and guidelines for these centers by favoring urban development patterns characterized by reduced lot sizes, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, the allowance of accessory dwelling units, and/or through other mechanisms proven effective in increasing the stock of affordable housing units.

POLICY 1.8.11: Local Activity Centers should encourage the rehabilitation and use of historic structures identified within the designated center as one means to reinforce the local history and community character that is unique to the City of Hallandale Beach. To this end, the City will contact representatives of the Broward County Historical Commission, the Florida Department of State Division of Historical Resources, and the National Register of Historic Places during staff review for any proposed Local Activity Center and, when historic buildings and/or sites are identified, the City will determine the reasonable rehabilitation and reuse of historic buildings located on the site.

OBJECTIVE 1.9: Regional Activity Center Land Use: Consider a Regional Activity Center (RAC) land use category within the city to encourage attractive and functional mixed living, working, shopping, educational and recreational activities.

POLICY 1.9.1: The City shall use the Regional Activity Center designation as a means to carry out recommended land use policies within a unified planning district based on an adopted master or redevelopment plan.

POLICY 1.9.2: Non-motorized transportation as well as mass transit shall be encouraged to serve a Regional Activity Center to reduce reliance upon automobile travel.

POLICY 1.9.3: To facilitate public transit access, integrated transportation systems should be encouraged to serve a Regional Activity Center.

POLICY 1.9.4: To enhance pedestrian movement and safety, the separation of pedestrian and vehicular traffic should be encouraged within a Regional Activity Center.

POLICY 1.9.5: Redevelopment activities should be encouraged within a Regional Activity Center.

POLICY 1.9.6: A Regional Activity Center should provide for substantial housing opportunities to allow people to both live and work within the Regional Activity Center.

POLICY 1.9.7: A Regional Activity Center shall include opportunities to address the affordable/workforce housing needs of the city.

POLICY 1.9.8: Park land and/or open space that is open to the public must be included as a functional component within a proposed Regional Activity Center.

OBJECTIVE 1.910 : Historic and Natural Resources: Ensure that no development adversely impacts historic resources, pollutes the aquifer, surface water bodies or air, contributes to beach erosion or tree removal in excess of tree replacement, disturbs migratory aquatic wildlife, or harms beach vegetation in excess of permitted and acceptable levels, as determined by the City, water management and environmental monitoring and permitting agencies. This objective will be achieved if there is no degradation of these resources attributed to specific development or development within the City, in general.

POLICY 1.910.1: The City shall protect, by regulation, acquisition and/or restoration, existing natural areas.

POLICY 1.910.2: The City of Hallandale Beach Code of Ordinances shall continue to regulate development in the 100-year flood level areas, as designated by the federal flood insurance program, and particularly in the Coastal High Hazard areas

POLICY 1.910.3: The City shall continue to require building construction elevations consistent with minimum federal flood insurance regulations.

POLICY 1.910.4: Minimum road crown elevation standards as implemented by the South Florida Water Management District shall be applied to all new roadway construction in the City.

POLICY 1.910.5: Encourage the preservation of historically significant structures in the City by designating them on the FLUM and Official Zoning Map to provide for their preservation and appropriate use.

POLICY 1.910.6: The City shall protect historical structures by enforcing Broward County regulations for the preservation of locally significant historical structures.

POLICY 1.910.7: The City shall ~~provide maintain~~ procedures for incentives, bonuses, and penalties to implement the preservation of historical structures. ~~These provisions shall be implemented through ordinance by 2000.~~

POLICY 1.910.8: The City of Hallandale Beach shall continue to evaluate development proposals with respect to pervious area requirements specified in the Land Development Code.

POLICY 1.910.9: The City shall continue to discourage developments which may handle, generate or store hazardous material from locating within a wellfield cone of influence.

POLICY 1.910.10: The City shall protect the ground water aquifer within the cone of influence in conjunction with its agreements with Broward County Water Resources Management Division and the Broward County Wellfield Protection Ordinance and through the enforcement of the policies set forth in the "Infrastructure" Element of this Comprehensive Plan, and the regulations of the South Florida Water Management District (SFWMD).

POLICY 1.910.11: The City shall continue to protect its natural resources and maintain its environmental quality through the provision of land use regulations which are consistent with the policies of this Comprehensive Plan.

OBJECTIVE 1.40 11: Coastal Area Densities, Hurricane Evacuation: Maintain coastal area densities in order to maintain the following hurricane evacuation times listed in the South Florida Regional Planning Council's (SFRPC) Regional Hurricane Evacuation Model Traffic Study.

Storm Category	Evacuation Time
1,2	6.77 hours
3	6.77 hours

POLICY 1.4011.1: The City shall continue to enforce development regulations which are consistent with the policies of the Coastal Management Element, emphasizing the safety of life and property in the Coastal High Hazard Area.

POLICY 1.4011.2: The City shall continue to require building construction elevations consistent with minimum federal flood insurance regulations.

POLICY 1.4011.3: Encourage development and redevelopment in the coastal high hazard area to include hazard mitigation measures for beach and beachfront property protection to minimize loss of life and property and protect against beach erosion.

POLICY 1.4011.4: The ordinances which the City will continue to enforce and update include the Flood Ordinance, and the Coastal Construction Code, as part of South Florida Building Code.

POLICY 1.4011.5: The City shall direct populations away from Coastal High-Hazard Areas, to the extent legally feasible, through establishment of redevelopment regulations for Coastal High Hazard Areas by 1998.

POLICY 1.4011.6: The City shall establish limits on levels of service and areas of service for infrastructure systems within the Coastal High Hazard Area by 1999.

POLICY 1.4011.7: The City shall require that proposed developments, which would result in a concentration of elderly and/or handicapped residents, provide plans and methods of evacuation as part of their development planning. The City will continue to enforce its Emergency Operations Plan which requires all condominiums to have a natural disaster plan in place.

POLICY 1.4011.8: The City shall restrict construction or redevelopment in areas controlled by State Coastal Construction Control lines (CCCL) and require State agency approval prior to the City issuance of building permits for any portion of a structure seaward of the CCCL.

OBJECTIVE 1.4112: Land Use Consistency: The City shall manage growth and development through the continued administration, and enforcement of the Hallandale Beach Zoning and Land Development Code which shall ensure that future land uses remain consistent with this Plan.

POLICY 1.4112.1: As part of the development review and approval process, the City shall continue to implement a system of Comprehensive Plan compliance review for all development and approval petitions

POLICY 1.4112.2: The City shall continue to ensure that the provisions of the Hallandale Beach Zoning and Land Development code include all necessary site plan

requirements to further the intent of this Comprehensive Plan. These requirements shall include but not be limited to adequate drainage and stormwater management, landscaping and open space requirements, signage regulations, subdivision regulations, safe and convenient on-site traffic flow, vehicle parking and consistency of land uses with Plan designations

POLICY 1.44 ~~12.3~~: The City shall continue to review, evaluate and update ~~recodify the City Code and Zoning and Land Development Code into a~~ the City's Unified Land Development Code by 1998.

POLICY 1.44 ~~12.4~~: The City shall maintain innovative land development regulations that encourage mixed-use developments and incorporate site design planning techniques that will enhance the quality of large scale developments or redevelopment areas.

POLICY 1.44 ~~12.5~~: The City shall continue to require adequate pervious areas to improve aquifer recharge and look for alternative ways to increase stormwater recapture.

POLICY 1.44 ~~12.6~~: The City shall study and consider amortization and other methods of requiring nonconforming mobile home parks to meet Codes, including replacement of the parks with conforming uses by 2012 ~~1998~~.

OBJECTIVE 1.42 ~~13~~: Housing: The City shall decrease the amount of substandard living conditions and blighting influences in the Hallandale Beach community through actions identified in the Housing Element to achieve stated objectives.

POLICY 1.42 ~~13.1~~: The City shall continue its involvement in coordinating State, County and Federal funding allocations directed toward new construction, rehabilitation, and/or demolition of irreparable residential and nonresidential structures, strict code enforcement program, and the provision of public facilities and services which target low and moderate income households and neighborhoods.

POLICY 1.42 ~~13.2~~: The Hallandale Beach Zoning and Land Development Code provisions which contain design standards relative to landscaping, setbacks, and other site controls, shall continue to be strictly enforced to meet the intent of the Goal, Objective and Policies of the Future Land Use Element of the Plan

POLICY 1.42 ~~13.3~~: ~~While t~~The City should continue to ~~focus on the Northwest Planning District, the original Target Area for the City,~~ the City should also commit resources to the expanded Community Redevelopment Area where neighborhood improvements are needed.

OBJECTIVE 1.43 ~~14~~: Capital Improvements: A five year schedule of Capital improvements will be maintained. The schedule will be oriented toward implementation of concurrency requirements of Chapter 163.F.S. that require public facilities and

services be available, at levels of service consistent with those adopted in the Comprehensive Plan, when the impacts of development occur.

POLICY 1.13 14.1: The City shall determine the status and capabilities of existing and proposed facilities (including water, wastewater, solid waste, traffic, stormwater, and recreation/open space) to accommodate current, new, and redevelopment demands, and any projects necessary to maintain adopted levels of service. These projects will be added to the five-year Capital Improvements Plan.

POLICY 1.13 14.2: The ~~Growth Management Department~~ Development Services Department shall evaluate impacts resulting from new developments to ensure that adequate facilities are either in place or planned so that Level of Service standards are not reduced.

POLICY 1.13.3: ~~Seasonal demands placed upon the City's infrastructure "as a result of fluctuation in the tourist population, both City and County wide, shall be taken into consideration in updating adopted level of service standards."~~

POLICY 1.13 14.4-3 : The City shall adopt level of service standards ~~The following level of service standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity. See the Capital Improvements Element for a complete list of adopted Level of Service Standards.~~

Facility	Level of Service Standard
Sanitary Sewer	Average Sewage Generation Rate; 120 gallons per capita per day
Solid Waste Rate:	Average Solid Waste Generation; 5.65 pounds per capita per day, including nonresidential waste
Drainage- New Development:	Design Storm: 5 year frequency: 1 hour duration; 3.3 total inches
Existing Development:	To meet South Florida Building Code Drainage Standards.
Traffic Circulation	Level of Service "D" for all arterial, collector and local streets, consistent with the adopted Broward County Standard for Urban Streets.
Recreation/Open Space	Park Area Ratio 3.00 acres of park and open space per 1,000 residents.

~~Potable Water~~ ~~Average Water Consumption Rate: 155 gallons per capita per day.~~

POLICY 1.43 ~~14.5-4~~: The assessment of needed capital improvements shall be based on the Level of Service standards adopted in the ~~Traffic Circulation~~ Transportation Element, Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Aquifer Recharge Element, and Recreation and Open Space Element of the Comprehensive Plan.

OBJECTIVE 1.44 15: Transportation: The City shall not issue a development order or permit which results in a reduction in level of service on any portion of the City roadway system below adopted level of service "D" unless the development is located within an urban infill or redevelopment area and satisfies objectives and policies relating thereto and mitigation is provided (Note: the entire City is located within an urban infill area).

POLICY 1.44 15.1: The City shall through implementation of the Broward County Trafficways Plan and the minimum City right-of-way standard of fifty (50) feet, secure right-of-way dedications at time of development review to ensure that adequate right-of-way is provided to serve existing and future development.

POLICY 1.44 15.2: The City shall minimize future curb cuts on arterial and collector roadways during development review as identified in. ~~The City should incorporate specific guidelines into the Unified Land Development Code by 1998.~~

POLICY 1.44 15.3: The City shall encourage developments that promote safe and efficient on and off-site transportation improvements.

OBJECTIVE 1.45 16: Intergovernmental Coordination: Maintain or improve existing mechanisms and establish new ones as required to ensure coordination and cooperation between the City of Hallandale Beach and other units of local, County, Regional, State, and Federal governments regarding planning and development matters.

POLICY 1.45 16.1: The City shall use existing and establish new procedures as needed to ensure consistency and coordination between the City and County Comprehensive Plans, the State of Florida Comprehensive Plan, the Regional Policy Plan for South Florida, plans of adjacent municipalities, and plans of other units of local government which provide services within the City, but do not have regulatory authority.

POLICY 1.45 16.2: The City, in coordination with the Broward County School Board, encourages the location of schools proximate to urban residential areas to the extent possible, and to collocate public facilities, such as parks, libraries, and community centers with schools to the extent possible.

OBJECTIVE 1.46 17: Transportation Concurrency Exception Areas: Maintain urban infill and urban redevelopment area(s) within the City containing residential and nonresidential uses where public services and facilities are in place.

POLICY 1.46 17.1: Urban infill and urban redevelopment area(s) shall be mapped within the Future City and Broward County Land Use Plan Maps.

POLICY 1.46 17.2: Designated urban infill and urban redevelopment area(s) must contain residential and nonresidential uses and must be identified on the Future Land Use Plan Map Series consistent with the following criteria.

Where any two areas meeting the criteria for designation as urban infill, urban redevelopment or downtown revitalization area(s) are contiguous, they may be combined on the Land Use Plan Map as one distinct geographical area for the purposes of permitting development pursuant to the goals, objectives and policies of the Plan.

Urban Infill Areas

- a. The boundaries and approximate acreage of the area must be identified.
- b. Public facilities and services such as sewage treatment systems, schools, and recreation areas must be in place.
- c. Mass transit must be available within a quarter mile of 75 percent of the urban infill area and transportation facilities.
- d. An analysis must be included considering the impact of the urban infill area on the Florida Intrastate Highway System.
- e. Average residential density for developed residential areas must be at least 5 dwelling units per acre.
- f. Average nonresidential intensity for developed nonresidential areas must have a floor area ratio of at least 1.0.
- g. Vacant, developable land must not constitute more than 10 percent of the area.
- h. Alternatively, in addition to meeting criteria (a), (b), (c) (d), (e), (f) and (g) above, the area may be a designated Community Redevelopment Area per Chapter 163, Florida Statutes.

Urban Redevelopment Areas

- a. The boundaries and approximate acreage of the area must be identified.

- b. Public facilities and services such as sewage treatment systems, schools, and recreation areas must be in place.
- c. Transportation facilities and mass transit service must be available within a quarter mile of 75 percent of the urban redevelopment area providing a headway of thirty minutes or less, available at least 5 days a week.
- d. An analysis is required, considering the impact of the urban redevelopment area on the Florida Intrastate Highway System.
- e. In addition to meeting criteria (a), (b), (c), and (d) above, such area must be over 80% built-out, regularly served by mass transit and the subject of a locally adopted revitalization/redevelopment plan.
- f. Alternatively, in addition to meeting criteria (a), (b), (c) and (d) above, the area may be a designated Community Redevelopment Area per Chapter 163, Florida Statutes.
- g. The Urban Redevelopment Areas must be within an urban infill area or within an existing service area.

OBJECTIVE 1:47 18: Urban Infill and Redevelopment: Establish criteria which encourage development of urban infill and urban redevelopment area(s) to promote economic development, increase housing opportunities, and maximize the use of existing public facilities and services.

POLICY 1:47 18:1: Increase economic development and employment opportunities within urban infill and urban redevelopment area(s).

POLICY 1:47 18:2: Adequate housing opportunities necessary to accommodate all segments of present and future residents shall be provided within urban infill and urban redevelopment area(s).

POLICY 1:47 18:3: The Hallandale Beach Land Use Plan shall encourage mixed use developments within urban infill and urban redevelopment area(s).

POLICY 1:47 18:4: Designated urban infill and urban redevelopment area(s) shall be excepted from transportation facilities concurrency requirements consistent with Chapter 163 Florida Statutes; however, application will be subject to providing a traffic analysis consistent with the Traffic-Circulation Transportation Element and potential improvements to minimize impacts.

POLICY 1:47 18:5: Notwithstanding the above, all development is subject to Broward County Transit-Oriented Concurrency (TOC) Level of Service criteria and the payment of Transit Impact Fees as determined by Broward County prior to the issuance of permits.

POLICY 1:47 18:5 6: Integrated transportation systems, mass transit facilities, bikeways and pedestrian corridors should be encouraged to serve urban infill and urban redevelopment area(s) to reduce reliance upon automobile travel.

The City shall address the transportation needs of the exception areas through Objectives and Policies identified in the Traffic Circulation Transportation Element, the Citywide Transportation Plan and participation in existing or new County, MPO and FDOT programs and projects. These programs and projects include:

- Development of a Traffic Management System to monitor the traffic impacts of all developments approved within the exception areas.
- The Broward County Congestion Demand Management Plan
- The "Downtown (Fort Lauderdale CBD) Transportation Management Area" ride-sharing, flex-time guaranteed ride home and mass transit programs for any commuters living in Hallandale Beach.
- The I-95 Master Plan participation on the I-95 Master Plan (including Tri-Rail System) project will include coordination with Florida Department of Transportation to identify alternative approaches to address the transportation needs of the exception areas. Coordination will also identify the traffic impacts of the exception areas and evaluation of proposed I-95 alternatives on the overall Hallandale Beach Transportation System.
- The City actively encourages the use of the City Mini Bus System and implements bicycle and sidewalk improvements.

POLICY 1:47 18:6 7: The Hallandale Beach Comprehensive Plan and LDRs shall establish standards and monitoring procedures for the expansion of mass transit, pedestrian travel and other forms of non-automobile travel within urban infill and urban redevelopment area(s).

OBJECTIVE 1.48 19: Crime Prevention: The City shall review all major developments for their use of Crime Prevention Through Environmental Design (CPTED) principles and standards.

POLICY 1.48 19.1: The City shall maintain a CPTED review policy and procedure in the form of administrative policy or land development regulations. The policy shall require plan review by the Growth Management Development Services and Police Departments, at a minimum.

POLICY 1.48 19.2: The City shall incorporate CPTED principles into the Unified Land Development Code by 2011 when it is prepared.

2.3 PERMITTED USES IN FUTURE LAND USE CATEGORIES

The following section is a listing of the types of uses permitted in each of the City Future Land Use Plan Map designations. These uses were developed to be consistent with State requirements for regulating land uses within each Plan designation and with the Broward County Land Use Plan. These uses are intended to guide land use decisions and provide the framework for consistency between the Hallandale Beach Zoning and Land Development Code and this Comprehensive Plan.

As identified, the permitted uses in the Land Use Plan categories are tied to specific zoning categories of the Hallandale Beach Zoning and Land Development Code.

Utilities ancillary to permitted and conditional uses may be permitted within all land use categories.

A. RESIDENTIAL USE (See Objective 1.3)

Permitted uses in the Residential categories include:

1. **LOW DENSITY CATEGORY** - Each parcel of land within an area which is designated in Low Density Residential land use category by the City Future Land Use Plan Map must be zoned in a low density residential zoning district (RS-5, or RS-6, or RS-7) which permits the following specific uses.
 - a) Single family dwelling units and accessory structures subject to a maximum density of nine (9) dwelling units per net acre.
 - b) Home occupations
 - c) Public parks and playgrounds.
 - d) Public utilities including substations, transformers and transmission facilities.
 - e) Community facilities designed to serve the residential area such as schools, day care centers and churches, synagogues and other similar houses of worship.
2. **LOW-MEDIUM DENSITY CATEGORY** - Each parcel of land within an area which is designated Low-Medium Density Residential land use category by the City Future Land Use Plan Map must be zoned in a low to low-medium density residential zoning district (RS-5, RS-6, RS-7 or RD-12). Permitted uses are as follows:

- a) Dwelling units and accessory structures subject to a maximum density of fourteen (14) dwelling units per net acre.
- b) Home occupation
- c) Public parks and playgrounds.

PEMBROKE ROAD

INTERSTATE 95

TOWN OF PEMBROKE PARK

INTERSTATE 95

HALLANDALE BEACH BLVD.

S.W. 11th ST. (A.K.A. COUNTY LINE RD.)

OJUS

LEGEND

RESIDENTIAL NET DU/ACRE

- LOW DENSITY UP TO 7.0
- LOW-MEDIUM DENSITY UP TO 14.0
- MEDIUM DENSITY UP TO 18.0
- HIGH DENSITY UP TO 25.0
- HIGH DENSITY UP TO 50.0

COMMERCIAL

- NEIGHBORHOOD
- GENERAL
- RECREATION
- LIGHT INDUSTRIAL
- EMPLOYMENT CENTER

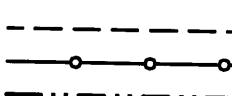
COMMUNITY FACILITIES

- PUBLIC PARKS
- INSTITUTIONAL
- UTILITIES
- HISTORIC

LOCAL ACTIVITY CENTER

- THE VILLAGE AT GULFSTREAM PARK

TRANSPORTATION CONCURRENCE EXCEPTION AREAS



NO.	DATE	REVISION	BY

Designed: MJM

Drawn: DAM

Checked: MJM

MICHAEL MILLER PLANNING ASSOCIATES, INC.

7522 Wiles Rd. Suite B-203
Coral Springs, Florida 33067
Tel. (954) 757-9909 Fax: (954) 757-7089

- d) Recreational, civic or other cultural buildings ancillary to primary outdoor recreational use of the site.
- e) Public utilities including substations, transformers and transmission facilities.
- f) Community facilities designed to serve the residential area such as schools, day care centers and churches, synagogues and similar houses of worship.
- g) Mobile home residential dwellings subject to a maximum density of 12 dwelling units per net acre.
- h) Parking lots

3. MEDIUM DENSITY CATEGORY - Each parcel of land within an area which is designated in a Medium Density Residential land use category by the City Future Land Use Plan Map, must be zoned in the Low, Low-Medium or Medium Density residential zoning districts (RS-5, RS-6, RS-7, RD-12 or RM-18). Permitted uses are as follows:

- a) Dwelling units and accessory structures subject to a maximum density of eighteen (18) dwelling units per net acre.
- b) Home occupations
- c) Public parks and playgrounds.
- d) Recreational, civic, or other cultural buildings ancillary to primary outdoor recreational use of the site.
- e) Public utilities including substations, transformers and transmissions facilities.
- f) Community facilities designed to serve the residential area such as school, day care centers and churches, synagogues and similar house of worship.
- g) Parking lots
- h) Mixed residential and commercial use provided at least 50% of the floor area is used for residential.
- i) Mixed commercial and residential or principal commercial uses permitted in the Neighborhood Commercial category, subject to allocation of commercial flexibility according to the 5% commercial

flexibility rule of the Broward County Land Use Plan Administrative Rules Documents adopted herein.

4. **HIGH DENSITY CATEGORY** - Permitted uses in the High Density Residential land use category on the City Land Use Plan Map are as follows:

- a) Dwelling units and accessory structures subject to a maximum density of twenty-five 25 dwelling units per net acre.
 - b) Home occupations.
 - c) Hotels and motels: The maximum number of hotel, motel or similar lodging units permitted on any parcel designated for residential use is double the maximum number of dwelling units permitted by the land use plan map designation;
 - d) Nursing and convalescent homes.
 - e) Public Parks and playgrounds.
 - f) Recreational, civic or other cultural buildings ancillary to primary outdoor recreational uses of the site.
 - g) Public utilities including substations, transformers and transmission facilities.
 - h) Community facilities designed to serve the residential area such as schools, day care centers and churches, synagogues and similar houses of worship.
 - i) Parking lots
-
- j) Office, service and retail uses within multi-family, hotel or motel structures provided that at least 50% of the building floor area is used for residences.
 - k) Mixed commercial and residential or principal commercial uses permitted in the Neighborhood Commercial category, subject to allocation of commercial flexibility according to the 5% commercial flexibility rule of the Broward County Administrative Rules Document.

5. **HIGH DENSITY-2 CATEGORY** - Permitted uses in the High Density - 2 Residential land use category on the City Land Use Plan Map are as follows:

- a) Dwelling units and accessory structures subject to a maximum density of fifty (50) dwelling units per net acre, provided however that any density over 25 dwelling units per net acre may only be permitted by the City Commission on site specific properties, by ~~assignment of Flexibility Units in accordance with the Flexibility Rules of the Administrative Rules Document, Broward County Land Use Plan.~~
- b) Home occupations
- c) Hotels and motels: The maximum number of hotel, motel or similar lodging units permitted on any parcel designated for residential use is double the maximum number of dwelling units permitted by the land use plan map designation;
- d) Nursing and convalescent homes.
- e) Public Parks and playgrounds.
- f) Recreational, civic or other cultural buildings ancillary to primary outdoor recreational uses of the site.
- g) Public utilities including substations, transformers and transmission facilities.
- h) Community facilities designed to served the residential area such as schools, day care centers and churches, synagogues and similar houses of worship.
- i) Parking lots.
- j) Office, service and retail uses within multi-family, hotel or motel structures provided that at least 50% of the building floor area is used for residences.
- k) Mixed commercial and residential uses or principal commercial uses permitted in the Neighborhood Commercial category, subject to allocation of commercial flexibility according to the 5% commercial flexibility rule of the Broward County Administrative Rules Document.

6. HALLANDALE BEACH REDEVELOPMENT DISTRICT – Permitted uses in the Hallandale Beach Redevelopment District land use category on the City Land Use Plan Map are as follows:

- a) Dwelling units and accessory structures subject to a maximum density of fifty (50) dwelling units per net acre;

- b) Home occupations;
- c) Hotels and motels: The maximum number of hotel, motel or similar lodging units permitted on any parcel designated for residential use is double the maximum number of dwelling units permitted by the land use plan map designation;
- d) Public parks and playgrounds;
- e) Recreational, civic, or other cultural buildings ancillary to primary outdoor recreational uses of the site;
- f) Public facilities, including substations, transformers, and transmission facilities;
- g) Community facilities designed to serve the residential area such as schools, day care centers, churches, synagogues, and other similar houses of worship;
- h) Office, service, and retail uses within multi-family, hotel or motel structures, provided at least 50% of the building floor area is used for residences; and
- i) Mixed commercial and residential uses or principal commercial uses permitted in the Neighborhood Commercial Category, subject to allocation of commercial flexibility according to the 5% Commercial Flexibility Rule of the Broward County Administrative Rules Document.

B. COMMERCIAL USE (See Objective 1.5)

1. **NEIGHBORHOOD COMMERCIAL CATEGORY** - The Neighborhood Commercial category shall provide for a variety of convenience goods and sales designated to serve an immediate residential neighborhood. Permitted uses are:

- a) Neighborhood retail and office uses which do not have adverse impacts upon adjacent residential uses regarding noise, hours of operation, or other nuisance factors.
- b) All nonresidential uses permitted in the residential categories.
- c) Recreation, civic, or cultural uses.

- d) Community facilities and utilities
- e) Residential, and mixed residential and neighborhood commercial uses subject to the following provisions:
 - o Residential uses shall be subject to allocation of Residential Flexibility or Reserve Units for the site.
 - o For mixed commercial/residential developments greater than 5 acres in size, freestanding multi-family residential uses are permitted provided the gross residential acreage does not exceed 5 acres or 40% of the commercially-designated site, whichever is greater, and the entire mixed commercial/residential development be governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility of land uses within and surrounding the development.
 - o Residential densities shall not exceed 50 dwelling units per net acre.
 - o Freestanding multi-family residential uses (including duplexes and townhomes) on parcels 5 acres or less in size.
 - o Residential units within the same structure as commercial uses for the owner, manager or caretaker of the commercial uses may be located in areas designated commercial without allocation of flexibility or reserve units.

Such uses shall be limited in intensity to result in sufficient landscape area in accordance with all regulatory agencies and such that no structure shall exceed a maximum height of 200 feet after development. Nonconforming properties uses are exempt from this provision. Uses may exceed the prescribed intensity by up to 50% above the average intensity for property within a quarter mile radius of the site in question.

2. GENERAL COMMERCIAL CATEGORY - The General Commercial category shall provide for retail stores, entertainment, restaurants, professional offices, financial and related services that are oriented to the City as a whole. Permitted uses are:

- a) Neighborhood, community, regional and highway retail uses.
- b) Office and retail business uses.

- c) All nonresidential uses permitted in the residential categories.
- d) Hotels, motels: The maximum number of hotel, motel or similar lodging units permitted on any parcel designated for residential use is double the maximum number of dwelling units permitted by the land use plan map designation;
- e) Community facilities and utilities.
- f) Multi-family residential, and mixed residential and neighborhood commercial uses subject to the provisions for residential and mixed uses set forth in the Neighborhood Commercial Category.
- g) Wholesale uses.
- h) Warehouses accessory to wholesale and light industrial uses.
- i) Light-industrial uses.
- j) Communication facilities.
- k) Prohibited uses
 - 1. Gun shops
 - 2. Building materials and lumber supply yards
 - 3. Contractors plants/storage yards
 - 4. Pawn shops
 - 5. Building trade shops
 - 6. Substance abuse clinics

Such uses shall be limited in intensity to result in sufficient landscape area in accordance with all regulatory agencies and such that no structure shall exceed a maximum height of 450 feet after development. The 450 feet maximum height shall apply to those properties zoned Planned Development eOverlay District (PDD) only as delineated on the City's official Zoning Map, and shall be limited in intensity in accordance with PDD zoning regulations. Nonconforming properties are exempt from this provision.

- 3. **COMMERCIAL RECREATION CATEGORY** - The COMMERCIAL RECREATIONAL category shall provide for suitable land areas for

commercial recreational attractions and facilities of an active or passive, indoor or outdoor nature which require extensive land area and are recognized as being supportive of a tourist-oriented economy. Each parcel of land within an area designated in the Commercial Recreation land use category by the city Land Use Plan Map must be zoned in a Commercial Recreational zoning district which permits the following land uses:

- a) Golf courses.
- b) Spectator sport and entertainment facilities and auditoriums.
- c) Zoos.
- d) Marinas.
- e) Indoor and outdoor amusements.
- f) Athletic facilities and exercise facilities.
- g) Cultural centers.
- h) Accessory office, service, and retail uses.
- i) Hotels and Motels: The maximum number of hotel, motel or similar lodging units permitted on any parcel designated for residential use is double the maximum number of dwelling units permitted by the land use plan map designation.

Such uses shall be limited in intensity to result in sufficient landscape area in accordance with all regulatory agencies and such that no structure shall exceed a maximum height of 450 feet after development. The 450 feet maximum height shall apply to those properties zoned Planned Development Overlay District (PDD) only as delineated on the City's official Zoning Map, and shall be limited in intensity in accordance with PDD zoning regulations. Nonconforming properties are exempt from this provision.

C. LIGHT INDUSTRIAL AND EMPLOYMENT CENTER CATEGORIES (See objective 1.6)

1. LIGHT INDUSTRIAL CATEGORY

Permitted uses in the Light Industrial Category are:

- a. Light industrial uses.

- b. Heavy commercial uses.
- c. Commercial parking and vehicle storage facilities.
- d. Wholesaling uses.
- e. Warehouses.
- f. Ancillary retail/commercial uses within buildings devoted to primary industrial uses.
- g. Auto repair and service.
- h. Community facilities such as schools and libraries.
- i. Office uses.

Such uses shall be limited in intensity to result in sufficient landscape area in accordance with all regulatory agencies and such that no structure shall exceed a maximum height of 200 feet after development. Nonconforming properties are exempt from this provision. Uses may exceed the prescribed intensity by up to 50% above the average intensity for property within a quarter mile radius of the site in question.

2. EMPLOYMENT CENTER CATEGORY

The purpose of the Employment Center land use category is to encourage nonresidential development, compatible with residential and other less intensive land uses, and which will support the tourist-oriented segment of the economy as well as high technology and service-based activities. Each parcel of land within an area designated in an Employment Center land use category by the City Land Use plan Map must be zoned in a zoning district which permits any one or more uses listed below:

- a. Office
- b. Research and Assembly
- c. Community Facilities
- d. Communication Facilities
- e. Light Manufacturing
- f. Hotels, Motels and similar lodging: The maximum number of hotel,

motel or similar lodging units permitted on any parcel designated for residential use is double the maximum number of dwelling units permitted by the land use plan map designation;

- g. Non-Residential Agricultural (such as horticulture research)
- h. Indoor and Outdoor Recreation
- i. Restaurants and Personal Services
- j. Commercial and retail business principal uses, providing the total area of such uses does not consume more than 20 percent of the Employment Center land designated on the City Future Land Use Plan Map within a flexibility zone and the location of these uses do not preclude or adversely affect the future use of surrounding areas for employment center use.
- k. ACCESSORY USES: (limited to less than 50% of the total gross development complex site)
 - (1) Transportation and Utilities,
 - (2) Storage, Warehousing, Distribution,
 - (3) Retail within buildings devoted to principal uses,
- l. PROHIBITED USES:
 - (1) Automobile Sales and Display (new and used)
 - (2) Automobile Repair and Service
 - (3) Automobile Paint and Body Shops
 - (4) Motorcycle Sales and Display
 - (5) Nightclubs, Dance Halls, and Discotheques
 - (6) Pawn Shops
 - (7) Recreational Vehicle Sales and Display
 - (8) Roofers, Asphalt Works, Building Trade Shops
 - (9) Secondhand Merchandise Stores
 - (10) Truck and Trailer Sales
 - (11) All heavy commercial uses (not including manufacturing wholesaling or warehouse) permitted in the City's industrial category.
- m. Such uses shall be limited in intensity to result in sufficient landscape area in accordance with all regulatory agencies and such that no structure shall exceed a maximum height of 200 feet after development. Nonconforming properties are exempt from this provision. Uses may exceed the prescribed intensity by up to 50%

above the average intensity for property within a quarter mile radius of the site in question.

D. PUBLIC PARKS (See Objective 1.7)

Each parcel of land within an area designated in the Public Parks land use category by the City Future Land Plan Map must be zoned in an OS Recreation and Open Space zoning district which permits one or more of the following specified uses:

1. Active and passive outdoor recreation.
2. Recreation, civic or cultural buildings which are ancillary to the primary recreational use. (CU)
3. Picnic facilities and accessory facilities (i.e. concession stands, restrooms).
4. Other recreation/open space uses which do not impair the natural environment or do not permanently disturb the natural ecosystem of the area.
5. Communication facilities.

Such uses shall be limited in intensity to result in sufficient landscape area in accordance with all regulatory agencies and such that no structure shall exceed a maximum height of 200 feet after development. Nonconforming properties are exempt from this provision. Uses may exceed the prescribed intensity by up to 50% above the average intensity for property within a quarter mile radius of the site in question.

E. HISTORICAL CATEGORY (See Objective 1.9)

Each parcel of land within an area designated in a Historical land use category on the City Future Land Use Map must be zoned to permit any one or more of the following specific uses:

1. Historical properties and sites
2. Civic and Cultural facilities
3. Accessory office, service, and retail uses that are ancillary to the primary use of the property.

F.E. INSTITUTIONAL CATEGORY (See Objective 1.7).

Each parcel of land within an area designated in an INSTITUTIONAL land use category on the City Future Land Use Plan Map must be zoned to permit any one or more of the following specified uses:

1. Educational institutions.
2. Churches, synagogues and other houses of worship.
3. Government administration buildings.
4. Police and fire stations.
5. Public works facilities.
6. Parks and playgrounds and other public recreation areas.
7. Hospitals
8. Libraries
9. Cultural facilities
10. Other community facilities necessary or beneficial to the community.
11. Communication facilities

Such uses shall be limited in intensity to result in sufficient landscape area in accordance with all regulatory agencies and such that no structure shall exceed a maximum height of 200 feet after development. Nonconforming properties are exempt from this provision. Uses may exceed the prescribed intensity by up to 50% above the average intensity for property within a quarter mile radius of the site in question.

G.F. UTILITIES CATEGORY (See Objective 1.7)

Each parcel of land within an area designated in a UTILITIES land use category on the City Future Land Use Plan Map must be zoned to permit any one or more of the following specified uses:

1. Water
2. Sanitary Sewer
3. Drainage
4. Solid Waste
5. Communications
6. Gas
7. Electric

8. Ancillary Utility Support Uses
9. Such uses shall be limited in intensity to result in sufficient landscape area in accordance with all regulatory agencies and such that no structure shall exceed a maximum height of 200 feet after development. Nonconforming properties are exempt from this provision. Uses may exceed the prescribed intensity by up to 50% above the average intensity for property within a quarter mile radius of the site in question.

H.G. LOCAL ACTIVITY CENTER (See Objective 1.8)

The purpose of the Local Activity Center land use category is to encourage compact, mixed-use development comprised of such uses as commercial, office, employment, civic and institutional, recreation and open space, hotel, and residential. Development of these sites should emphasize the efficient use of infrastructure, preservation of natural systems, promotion of pedestrian circulation and convenient access to mass transit facilities, and an urban form characterized by close-knit neighborhoods and sense of community. Consistent with the Broward County Land Use Plan, the following criteria must be met for an area to qualify as a Local Activity Center within the City of Hallandale Beach:

- A Local Activity Center shall be a specific geographic area not exceeding 160 gross contiguous acres, unless located within an approved Chapter 163, Florida Statutes, Redevelopment Area. At such time as 75% of the originally designated Local Activity Center is developed/redeveloped, consistent with Objective 1.8, an expansion to a subject Local Activity Center up to 100% may be proposed.
- The type and density or intensity of land uses permitted within a proposed Local Activity Center shall be specified for inclusion within the Permitted Uses Section of the City of Hallandale Beach Future Land Use Element.
- Land uses proposed within a Local Activity Center shall include residential and park land and/or open space. One or more other uses such as commercial, office, employment, civic, institutional, hotel, or employment-based activity shall also be included within a Local Activity Center.
- Park land must reflect no net loss of acreage of existing and designated parks within the proposed Local Activity Center. Park and open space land may include public squares and plazas, greenbelts, greenways and playgrounds; however ill-defined residual areas such as buffers and berms, for purposes of this criteria, are not considered park land or open space.
- To address proposed residential density above what is yielded by the present land use designations, a proposed Local Activity Center shall first utilize at least 75% of available "flexibility units" and "reserve units" from the flexibility zone where the Local Activity Center is located, before an increase in density is requested via the land use plan amendment process. A proposed Local Activity Center located within an approved Chapter 163, Florida Statutes, Redevelopment Area is exempt from this criteria.

- A proposed Local Activity Center must have a geographic configuration of appropriate depth and frontage to support the location of uses in a manner oriented around the five-minute (i.e. quarter mile) walk. Multiple nodes of activity oriented around the five-minute (i.e. quarter mile) walk may be included within one Local Activity Center.
- Seventy-five percent (75%) of the land within a Local Activity Center must be located within a quarter-mile of mass transit or multi-modal facilities or are included within an adopted plan to be located within a quarter-mile of mass transit or multi-modal facilities upon buildout of the Local Activity Center. Local Activity Centers shall ensure convenient access to mass transit, community shuttle or multi-modal facilities where such facilities are in place or planned to be in place at the time the Local Activity Center is proposed. Where such facilities are not in place or planned to be in place at the time of the proposal, the city shall require design standards enforceable at site plan review for the proposed development to ensure that the primary priority is a safe, comfortable and attractive pedestrian environment that will allow for convenient interconnection to transit, will reduce the number of automobile trips internally and will ultimately support an integrated multi-modal transportation system.
- A proposed Local Activity Center shall demonstrate consistency with the goals, objectives, and policies and other requirements of the City of Hallandale Beach Comprehensive Plan.
- An interlocal agreement between the City of Hallandale Beach and Broward County must be executed no later than six months from the effective date of the adoption of any Local Activity Center within city limits that provides for monitoring of development activity and enforcement of permitted land uses and proposed densities and intensities by the city.

The following areas have been designated as Local Activity Centers within the City of Hallandale Beach Land Use Plan consistent with the Broward County Land Use Plan:

Gulfstream Local Activity Center

Acreage: 60.7664 acres

General Location: South of Hibiscus Street, west of the Gulfstream Park Racetrack facilities, north of the Broward/Miami-Dade County Line, east of Federal Highway.

Density/Intensity of Land Uses:

Land Use	Maximum
Residential**:	1,500 DU.
Hotel:	500 rooms
Retail:	750,000 sq. ft.
General Office:	140,000 sq. ft.
Movie Theater:	2,500 seats
Recreation and Open Space:	

* = As an urban development, open space will be provided throughout the project in the form of public squares, fountains, arcades, and pedestrian-friendly streetscapes.

** = The specific quantity and types of residential units will be determined at the time of site plan approval. The City shall not issue residential building permits until the execution and implementation of a legally enforceable mechanism, such as a tri-party agreement, regarding a student station fee or other mutually agreed upon mitigation.

I. REGIONAL ACTIVITY CENTER (See Objective 1.9)

The purpose of the Regional Activity Center land use category is to facilitate mixed-use development, encourage mass transit, and non-motorized transportation, reduce the need for automobile travel, provide incentives for quality development and give definition to the urban form. This designation will only be applied to areas that are of regional significance. Consistent with the Broward County Land Use Plan, the following criteria must be met for an area to qualify as a Regional Activity Center within the City of Hallandale Beach:

- A Regional Activity Center shall be a specific geographic area consisting of at least 160 gross contiguous acres. No new Regional Activity Center shall be permitted on the barrier island (the area east of the Intracoastal Waterway).
- The type and density or intensity of land uses permitted within a proposed Regional Activity Center shall be specified for inclusion within the Permitted Uses Section of the City of Hallandale Beach Future Land Use Element.
- An interlocal agreement between the City of Hallandale Beach and Broward County must be executed no later than six months from the effective date of the adoption of any Regional Activity Center within city limits that provides for monitoring of development activity and enforcement of permitted land uses and proposed densities and intensities by the City.
- A Regional Activity Center shall include mixed land uses of regional significance, including residential uses.
- A Regional Activity Center shall integrate open spaces that are accessible to the public such as greenways, public plazas, recreational areas in order to enhance pedestrian and non-motorized activities and connectivity of the Regional Activity Center.
- A Regional Activity Center shall be guided by performance and design standards approved for the Regional Activity Center that provide for an interconnected

street network, safe and attractive pedestrian environment and multi-modal transit connections.

- A Regional Activity Center shall provide design standards that ensure compatibility between existing and planned land uses within and adjacent to the Regional Activity Center.

The following areas have been designated as Regional Activity Centers within the City of Hallandale Beach Land Use Plan consistent with the Broward County Land Use Plan:

(None at this time)

2.4 MONITORING AND EVALUATION PROCEDURES

Chapter 9J-5, FAC requires that each comprehensive plan contain a section identifying five-year periodic monitoring, updating, and evaluation procedures to be followed in the preparation of five-year evaluation and appraisal reports. Monitoring and evaluation procedures will need to be consistent for all elements of the comprehensive plan. Monitoring and Evaluation procedures for this Plan Element include:

1. Review of all approvals of development permits including an analysis of building permits granted, Rezoning, Plan Amendments, Variances, Conditional Use Approvals, Redevelopment Area Modifications, Plats and any other land use regulation occurring after the effective date of the Plan. This review shall show the impacts of these development permits and their degree of "compliance" with the intent and requirements of the Element."
2. The City shall keep an ongoing log of plan amendments and rezonings, including acreage figures and housing unit counts by land use category and residential density, in order to provide this data to the Broward County Planning Council for use in meeting the Flexibility Rules requirements.
3. Review of all applicable land development regulations as to compliance with the Hallandale Beach Comprehensive Plan. ~~with the intent of developing a Unified Land Development Code consistent with State requirements by 1991.~~
4. Review of public facility impacts of development to ensure acceptable Levels of Service, as adopted by this Comprehensive plan, are not adversely affected.
5. Review of capital expenditures to ensure facilities and services have been provided in a manner consistent with and in pursuit of this Element and the Capital Improvements Element of this Plan.

6. Monitor the mix of land uses, either new development or redevelopment, to ensure compliance with the Goals, Objectives and Policy and land use plan designations set forth in this Plan.
7. Evaluate future land uses with their impact on the environment and natural systems present in Hallandale Beach in order to protect Hallandale Beach's natural resources and environmental quality.
8. Review the opportunity for and progress towards protection of historic resources.
9. Review the opportunity for and progress towards protection of coastal area resources and impact upon evacuation demand.
10. Review progress toward the revitalization of the Northwest CRA "Target Area" through analysis of infill development, physical improvements and code enforcement in the area.
11. Review the degree of consistency of this Plan Element with the other Elements of this plan.

2.5 CONSISTENCY WITH BROWARD COUNTY LAND USE PLAN

All land use planning activities for the incorporated areas in Broward County are required to be consistent with the County Land Use Plan. The County Plan, mandated by the Broward County Charter, establishes maximum permitted intensities and land uses for all areas of the County. If the City of Hallandale Beach submits a land use plan to the County, which is deemed "in compliance" with the Goals, Objectives, and Policies and Plan Map designation Broward County Land Use Plan, then the Hallandale Beach Land Use Plan becomes the effective plan for Hallandale Beach. The agency responsible for the preparation and amendment of the Broward County Land Use Plan is the Broward County Planning Council.

A local certified plan has the opportunity to utilize the County's Flexibility Rules which would allow the City of Hallandale Beach to adjust residential densities and commercial intensities without the need for an amendment to the Broward County Land Use Plan.

As referenced in Policies within this Future Land Use Element, the City has adopted the Broward County Rules and Regulation for Flexibility. The "Broward County Administrative Rules Document" can be referenced for specific rules and regulations.

The City of Hallandale Beach consists entirely of Broward County's Flexibility Zones #93 (west east of Dixie Highway the FEC Railroad ROW) and #94 (east west of Dixie Highway the FEC Railroad ROW) as designated and controlled by Broward County requirements and allowances. As such, land uses within these designations can be rearranged or densities can be modified with other land uses in the same Flexibility Zone. Broward County now allows the creation of a unified flexibility zone within a City

composed of multiple Flex Zones. The City will be creating a Unified Flex Zone utilizing the County's rules.

In addition to Flexibility Rules, as a certified Land Use Plan, the City of Hallandale Beach is required to follow the rules which pertain to, plan amendments and recertifications. For a description of the rules pertaining to the recertification process, refer to the Broward County Administrative Rules Document.

As a charter County, Broward County also has comprehensive powers of platting requirements. Basically the County requires that local platting rules be consistent with or more stringent than the County. Any plat application in Hallandale Beach is required by the County to receive local review in advance of or concurrent with a Broward County application.

Land Use Consistency. As part of the Land Use Plan inclusion process, a consistency evaluation and adjustment process was conducted to ensure substantial compliance between the plans. Although Hallandale Beach uses a "net density" method of determining residential densities as opposed to the "gross density" method used by the County, adjustments were made between plans so that conformance was achieved between the two Plans. This is true for all land uses on the Hallandale Beach Land Use Plan. Note that the maximum number of hotel, motel or similar lodging units permitted on any parcel designated for residential use is double the maximum number of dwelling units permitted by the land use plan map designation.

A comparison of the Hallandale Beach Land Use Plan and the County Land Use Plan is shown in Table 2-1 of this Element.

TABLE 2-1
RESIDENTIAL FLEXIBILITY COMPARISON
HALLANDALE BEACH VS. BROWARD COUNTY LAND USE PLANS
FLEX ZONES

	93				94			
DENSITY CATEGORY	ACRES		UNITS		ACRES		UNITS	
	H	BC	H	BC	H	BC	H	BC
Low 1-7 Units/Acre	151	149*	1,057	745	186	105*	1,302	525
Low-Med. 7.1-14 U/A	181	44	2,534	440	282	371	3,948	3,710
	312							
Medium 14.1-18 U/A	314	614**	5,652	13,253	56	45***	1,008	900
High 18.1-25 U/A	107	0	2,675	0	0	0	0	0
TOTAL	753	807	11,918	14,438	524	521	6,258	5,135

* All acres are Low Density (5 units/acre).

** Includes 229 acres of Medium (16 u/a) and 381 acres of Medium High (25 u/a).

*** Includes 25 acres of Medium (16 u/a) and 20 acres of Medium High (25 u/a).

TABLE 2-1
RESIDENTIAL FLEXIBILITY COMPARISON
HALLANDALE BEACH VS. BROWARD COUNTY LAND USE PLANS
FLEX ZONES

DENSITY CATEGORY	FLEX ZONE 93				FLEX ZONE 94			
	ACRES		UNITS		ACRES		UNITS	
	H	BC	H	BC	H	BC	H	BC
LOW 1-7 UNITS/ACRE	150.67	149	1055	745	185.36	105	1298	525
LOW MED. 7.1-14 U/A	172.27	49.5	2412	495	282	371	3948	3,710
MEDIUM 14.1-18 U/A	313.01	233	5634	3,728	56	25	1008	400
HIGH 18.1- 25 U/A	91.15	381	2279	9,525	0	20	0	500
HIGH 25.1- 50 U/A	13.53*	0	625*	0	7.07	7.07	212**	212**
TOTAL	740.63	812.5	12,005	14,493	530.43	528.07	6466	5347

* Properties included in this category with assigned densities:

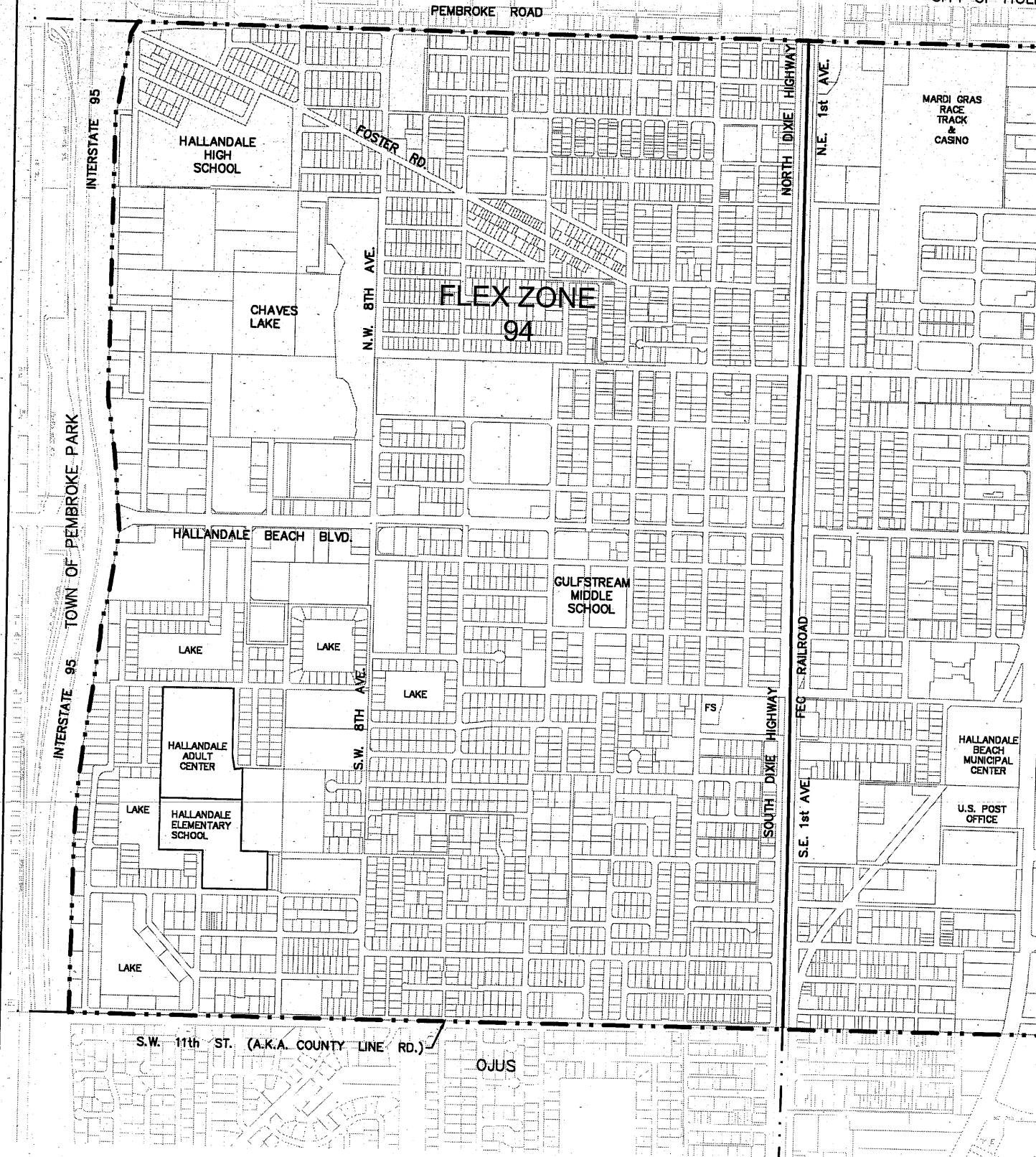
1. 201 Golden Isles Drive - 1.31 AC x (33.54 DU/AC) = 44 Units
2. 1935-1945 S. Ocean Drive - 5.66 AC x (50 DU/AC) = 283 Units
3. 2065-2080 S. Ocean Drive - 5.26 AC x (44.2 DU/AC) = 233 Units
5. 2000 S. Ocean Drive - 1.3 AC x (50 DU/AC) = 65 Units

** Properties included in this category with assigned densities:

1. 100 NW 9th Terrace - 7.07AC x (30 DU/AC) = 212 Units

Summary: All of Hallandale Beach is contained in Flexibility Zones #93 and #94. The dividing line between the zones is the FEC Railroad ROW (See Figure 2-24). According to Flexibility and Reserve Unit rules established by Broward County, Flexibility Zones contain 2 percent of the maximum units allowed under the Broward County Land Use Plan for Reserve Units. These units may be rearranged within the Flexibility Zone and assigned to any particular site within the Flexibility Zone to allow for increased residential densities above the amount permitted under the Hallandale Beach Land Use Plan map. This process is done without a Plan amendment being required. In addition, normal Flex Zone limitations do not apply or are applied under special procedures for "Special Residential Facilities" or "Affordable Housing Units."

CITY OF HOL



NO.	DATE	REVISION	BY

Designed: MJM
Drawn: DAM
Checked: MJM

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TABLE 2-2
CITY OF HALLANDALE BEACH
LAND-USE ACREAGE BY FLEXIBILITY ZONE*
JULY, 1994

LAND USE	FLEX ZONE 94		FLEX ZONE 93		CITY TOTAL
RESIDENTIAL					
Low (1-7) (units)	186	(1302)	151	(1057)	337 (2359)
Low-Med (7.1-14) (units)	282	(3948)	181	(2534)	463 (6482)
Medium (14.1-18) (units)	56	(1008)	314	(5652)	370 (6660)
High (18.1-25) (units)		(-)	107	(2675)	107 (2675)
SUBTOTAL	524	(6258)	753	(11,918)	1277 (18176)
COMMERCIAL					
Neighborhood	19		5		24
General	122		201		323
Recreation			352		352
SUBTOTAL	141		558		699
LIGHT INDUSTRIAL	61		7		71
COMMUNITY FACILITIES					
Parks & Open Space	12		23		35
Institutional	79		26		102
SUBTOTAL	91		49		137
WATER	34		175		209
TRANSPORTATION					
Streets	201		220		421
Railroad			18		18
SUBTOTAL	201		238		439
TOTAL	1052		1780		2832

*All figures are rounded in net acres

TABLE 2-2
CITY OF HALLANDALE BEACH
CITYWIDE FUTURE LAND USE ACREAGE
BY FLEXIBILITY ZONES
March 2008

<u>Land Use</u>	<u>FLEX ZONE 93</u>	<u>FLEX ZONE 94</u>	<u>CITY TOTAL</u>
<u>Residential</u>			
Low (1-7)	150.67 Acres	185.36 Acres	336.03 Acres
Low-Med (7.1-14)	172.27 Acres	282.00 Acres	454.27 Acres
Medium (14.1-18)	313.01 Acres	56.00 Acres	369.01 Acres
High (18.1-25)	91.15 Acres	0.00 Acres	91.15 Acres
High (25.1-50)	13.53 Acres	7.07 Acres	20.60 Acres
Subtotal	740.63 Acres	530.43 Acres	1271.06 Acres
<u>Commercial</u>			
Neighborhood	2.03 Acres	18.10 Acres	20.13 Acres
General	201.00 Acres	115.65 Acres	316.65 Acres
Recreation	294.10 Acres	0.00 Acres	294.10 Acres
Subtotal	497.13 Acres	133.75 Acres	630.88 Acres
<u>L. I. & EC</u>			
Light Industrial	7.00 Acres	61.00 Acres	68.00 Acres
Employment Center	0.00 Acres	3.56 Acres	3.56 Acres
Subtotal	7.00 Acres	64.56 Acres	71.56 Acres
<u>LAC</u>			
Gulfstream LAC	60.80 Acres	0.00 Acres	60.80 Acres
Subtotal	60.80 Acres	0.00 Acres	60.80 Acres
<u>Community Facilities</u>			
Public Parks	35.34 Acres	12.90 Acres	48.24 Acres
Institutional	26.00 Acres	75.44 Acres	101.44 Acres
Historic	0.00 Acres	0.64 Acres	0.64 Acres
Subtotal	61.34 Acres	88.98 Acres	150.32 Acres
Water	175.00 Acres	34.00 Acres	209.00 Acres
<u>Transportation</u>			
Streets	220.10 Acres	200.27 Acres	420.37 Acres
Railroad	18.00 Acres	0.00 Acres	18.00 Acres
Subtotal	238.10 Acres	200.27 Acres	438.37 Acres
Citywide Total	1780.00 Acres	1052.00 Acres	2832.00 Acres

TABLE 2-3
CITY OF HALLANDALE BEACH
RESIDENTIAL RESERVE UNITS BY FLEXIBILITY ZONE

FLEX ZONE	TOTAL NUMBER OF RESERVE UNITS*	TOTAL NUMBER OF ALLOCATED AS OF MARCH 2008
FLEX ZONE 93	290	2
FLEX ZONE 94	107	25

	FLEX ZONE 93	FLEX ZONE 94
Total Residential Reserve Units	289*	102
Sayd A. Sadat Application #34-93-DR 1806-808 SW 7 Terrace (6/1/93)		1
Claud Leinbach 106 SE 9 Court (12/7/93)	2	
Balance Forward	287	101

2.6 EXISTING LAND USE CONDITIONS AND TRENDS

2.6.1 Introduction

This section describes existing land use in Hallandale Beach and highlights important problems and opportunities.

2.6.2 Land Use Inventory

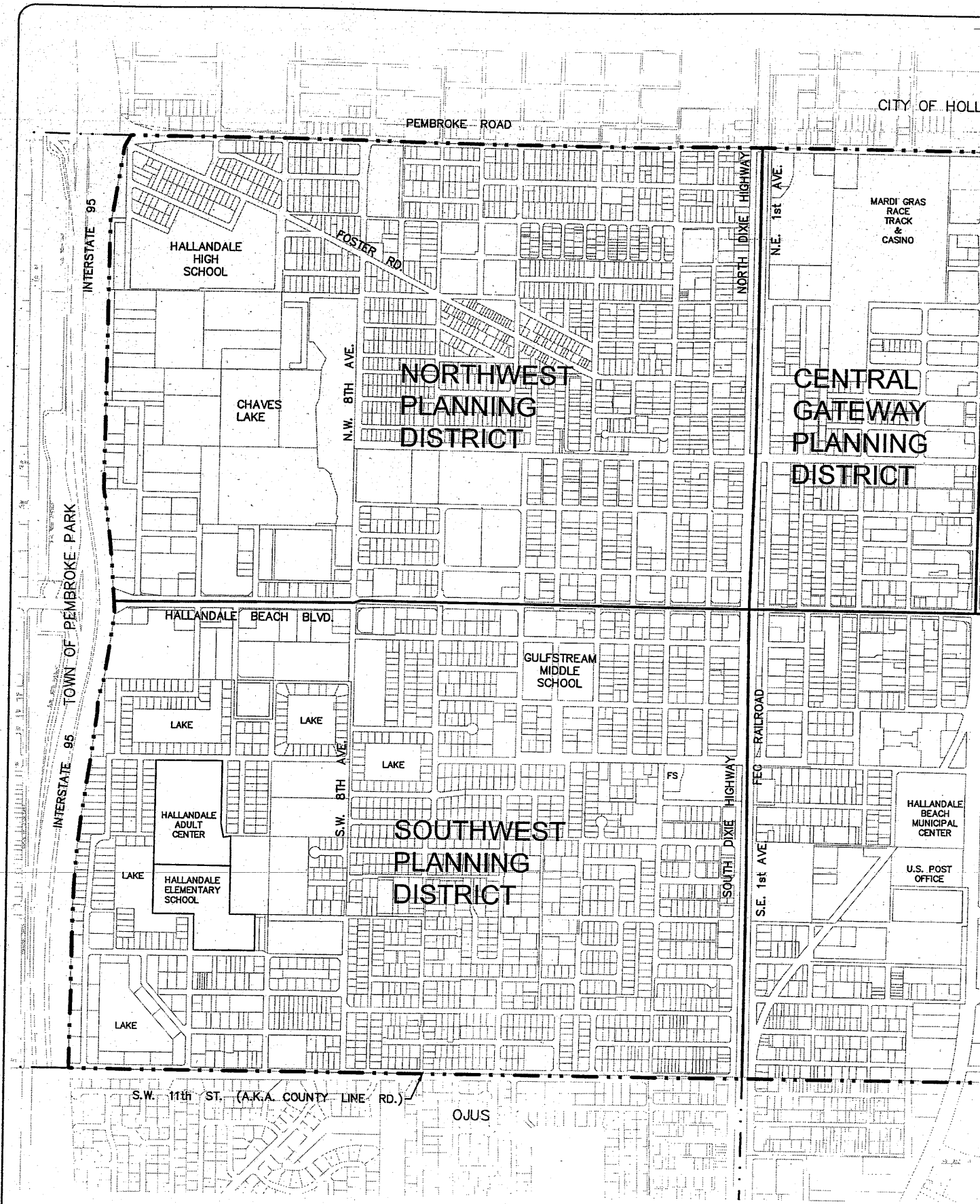
The predominant existing land use in Hallandale Beach is residential (~~38.5~~ 41.5 percent) as shown in Table 2-4. Commercial land use represents ~~40.0~~ 9.7 percent; local activity center 2.1 percent; transportation 15.5 percent; vacant land ~~8.0~~ 4.1 percent; water 8.6 percent; community facilities ~~4.4~~ 5.1 percent; light-industrial 1.7 percent; public recreation 1.3 percent, and private recreation ~~12.3%~~ 10.3 percent. There are no Areas of Critical State Concern pursuant to Section 380.05, Florida Statutes, in Hallandale Beach. Also, there are no local Areas of Critical Concern, as defined by Broward County.

The Existing Land Use Map depicts the existing land uses in the City of Hallandale Beach and is included as an attachment to this Element. Table 2-4 shows Citywide existing land use totals and Table 2-5 shows existing land use totals for each of the seven City Planning Districts. The following sections describe ~~six~~ seven categories of land use in Hallandale Beach: residential, commercial, local activity center, industrial, recreational, and community facilities, and vacant lands.

2.6.2.1 Residential Land Use

Residential use patterns vary greatly throughout the City. In the Southwest and Northwest Planning Districts (see Figure 2-32), the land use is characterized by a majority of low density (up to 9 dwelling units (DU) per acre as specified by the City Plan) and low-medium density (up to 14 DU per acre) residential structures comprised mostly of single family homes and duplexes. Density ranges from primarily medium density (up to 18 DU per acre) in the central portion to the City to high (~~up to 80~~ over 50 DU per acre) along the Intracoastal Waterway and the beachfront.

Hallandale Beach is a city of contrasts. Along the coastline (Route State Road A1A) residential development is in the form of very expensive condominiums and apartments. Condominium development along Route State Road A1A and in other portions of the Golden Isles/A1A Planning District represents some of the highest density residential development in South Florida (up to 160 DU/A). An extensive canal system in this area allows many homes to have water access. Development on the west side of the city is very different from the east. On the west side, most of the housing stock consists of single family and duplex residences, but also includes a number of older mobile home/RV parks which in recent years have begun to show a certain amount of deterioration. ~~a portion of the housing stock consists of low cost mobile homes providing~~



NO.	DATE	REVISION	BY

Designed: MJM
 Drawn: DAM
 Checked: MJM

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housing units to many citizens and some of these areas are beginning to suffer deterioration.

Almost Over 40 percent of the total city area (~~slightly over 1,000 out of 2,800 acres~~ approximately 1,174 acres out of 2,831 acres) is occupied by residential land uses. The Planning Districts have a wide range of total land devoted to residential use, running from a low of 18.2 percent residential in the Gulfstream Planning District, to a high of ~~nearly 64~~ 62.2 percent in the Northeast Planning District (See Table 2-5 for more detail).

2.6.2.2 Commercial Land Use

Approximately 10 percent of the land area in Hallandale Beach is commercial use. The predominant commercial pattern in the City of Hallandale Beach is strip shopping areas and office space. There are several small shopping plazas or clusters (of between 6,000 and 20,000 square feet), and five centers approaching or exceeding 100,000 square feet including a large strip-center (approximately 200,000 square feet) and one enclosed mall (Diplomat Mall) exceeding 300,000 square feet.

The proportion of business and commercial use by planning district varies from a low of ~~6~~ 5.5 percent in the Golden Isles/A1A Planning District to a high of ~~44.6~~ 16.9 percent in the Diplomat/Three Islands district Central Gateway Planning District. Table 2-5 illustrates land use by Planning District.

Northwest Planning District. The percent of Commercial Land Use in the Northwest District is ~~9.7~~ 10.3 percent and is located primarily on the major arterials: Pembroke Road, Dixie Highway, and Hallandale Beach Boulevard. Although Foster Road was planned as a strip commercial street, market factors could not sustain a high concentration of businesses in this area. The Foster Road commercial strip has several "Mom and Pop" neighborhood related stores which serve the immediate surrounding community. Commercial improvement programs sponsored by the Hallandale Community Development Corporation have provided financial assistance to commercial businesses along Foster Road, Dixie Highway, and Pembroke Road to sustain the quality of the structures.

~~Degtraek~~ Central Gateway Planning District. Commercial uses which comprise approximately ~~167~~ percent of the total land area of the District, are located on Federal Highway (U.S. Highway 1), Moffett Street, Hallandale Beach Boulevard, and Northeast First and Second Avenues (Fashion Row). Fashion Row consists of a variety of businesses which are regional serving in scope. This planning district is named for the ~~Hollywood Greyhound Track~~ includes the Mardi Gras Race Track and Casino which is approximately 50 acres in size.

Northeast Planning District. ~~Slightly more than 8~~ Approximately 9.8 percent of the land in this district is in commercial use. Business establishments are located adjacent to Federal Highway and Hallandale Beach Boulevard.

Table 2-4
Existing Land Uses
City of Hallandale Beach
City Wide

Use	1995 Acres	% of Total 1995
RESIDENTIAL		
Under 5 Units	584.28	20.6
5 Units & Over	440.80	15.6
Mobile Homes	64.08	2.3
SUBTOTAL	1,089.16	38.5
BUSINESS AND COMMERCIAL		
General	249.91	8.9
Warehouse/Retail	9.27	0.3
Tourist	23.50	0.8
SUBTOTAL	282.68	10.0
COMMUNITY FACILITY		
Public	86.14	3.0
Private	31.67	1.1
SUBTOTAL	117.81	4.1
INDUSTRIAL		
Light	48.44	1.7
SUBTOTAL	48.44	1.7
RECREATION		
Public	37.16	1.3
Private	345.26	12.3
SUBTOTAL	382.42	13.6
TRANSPORTATION		
Streets	421.61	14.9
Railroad	17.87	0.6
SUBTOTAL	439.48	15.5
WATER	243.47	8.6
VACANT	227.38	8.0
TOTAL CITYWIDE	2,830.84	100.0

Table 2-4
City of Hallandale Beach
CITYWIDE EXISTING LAND USE

<u>Land Use</u>	<u>2008 Acres</u>	<u>2008 % of Total</u>
RESIDENTIAL		
Single Family	438.36	15.5%
Two Family	133.44	4.7%
Three & Four Family	37.85	1.3%
Multi-Family	501.28	17.7%
Mobile Homes	63.54	2.2%
SUBTOTAL	1174.47	41.5%
GENERAL COMMERCIAL	274.37	9.7%
LOCAL ACTIVITY CENTER	60.80	2.1%
COMMUNITY FACILITY		
Public	103.70	3.7%
Private	38.81	1.4%
Historic	0.64	0.02%
SUBTOTAL	143.15	5.1%
LIGHT INDUSTRIAL	48.39	1.7%
RECREATION		
Public	38.09	1.3%
Private	291.80	10.3%
SUBTOTAL	329.89	11.6%
TRANSPORTATION		
Streets	422.41	14.9%
Railroad	17.87	0.6%
SUBTOTAL	440.28	15.5%
WATER	243.48	8.6%
VACANT	116.00	4.1%
TOTAL	2830.83	100.0%

Diplomat/Three Islands Planning District. Approximately ~~11.6~~ 12.6 percent of the land in this planning district is commercially developed. Strip commercial and other businesses are located on Hallandale Beach Boulevard including the Diplomat Mall (~~Hallandale Beach's only covered mall~~). The commercial uses in this district form the core of the City's financial center and serve a regional rather than neighborhood market.

Gulfstream Planning District. Approximately ~~9.4~~ 10.3 percent of this Planning District is devoted to commercial use. General business and commercial establishments are located adjacent to Hallandale Beach Boulevard, Southeast First Avenue, and Federal Highway (U. S. Highway 1). Although counted as commercial recreation and local activity center land in the land use inventory, the Gulfstream Park Thoroughbred Race Track and Casino is located in this District and comprises approximately 200 acres.

Southwest Planning District. Commercial development is very limited in this district occupying ~~less than~~ 7.9 percent of the total area, with strip commercial being the predominant commercial land use. General business and commercial establishments are located adjacent to Hallandale Beach Boulevard. Small businesses and offices are located on South Dixie Highway. Several small Nneighborhood commercial developments is are located on Southwest Eleventh Street.

Golden Isles/A1A Planning District. This planning district is dominated by residential development with commercial development representing a smaller proportion of the land in this district than in any other (65.5%).

2.6.2.3 Local Activity Center (Mixed Use) Land Use

The local activity center land use is a mixed use land use which encourages a mix of commercial, residential, civic, recreational and other appropriate uses. Currently the City's only local activity center land use is located in the Gulfstream Planning District representing 14.6 percent of the total land of the planning district. The first phase of the Village at Gulfstream Park is currently under construction and when the entire plan is completed it will include up to 1,500 dwelling units, a 500 room Hotel, 750,000 square feet of retail, 140,000 square feet of office and a 2,500 seat movie theater.

2.6.2.34 Light-Industrial Land Use

Industrial land uses in the City are generally characterized by light industries, which include storage warehouses, wholesale trade, sales offices, light manufacturing, and distribution.

Table 2-5 indicates that only 1.7 percent of the City's land area is industrial use. The bulk of this land is located in the Northwest planning district.

Table 2-5
NORTHWEST PLANNING DISTRICT

Use	Acres	Percent of Total 1996
RESIDENTIAL		
Single Family	75.24	14.9
Two Family	22.30	4.4
Three & Four Family	12.18	2.4
Multi-Family	5.34	1.1
Mobile Homes	2.29	0.5
SUBTOTAL	117.35	23.3
BUSINESS AND COMMERCIAL		
General	39.26	7.8
Warehouse/Retail	9.27	1.8
SUBTOTAL	48.53	9.6
TOURIST	1.62	0.3
COMMUNITY FACILITY		
Public	47.96	9.4
Private	6.38	1.3
SUBTOTAL	54.34	10.7
INDUSTRIAL		
Light	42.71	8.4
Heavy	0.00	0.0
SUBTOTAL	42.71	8.4
RECREATION		
Public	7.5	1.5
Private	0.0	0.0
SUBTOTAL	7.5	1.5
TRANSPORTATION		
Streets	101.57	20.1
Railroad	0.00	0.0
SUBTOTAL	101.57	20.1
WATER	39.81	7.9
VACANT	92.24	18.2
TOTAL NORTHWEST PLANNING DISTRICT		
	505.67	100.0

Table 2-5
City of Hallandale Beach
NORTHWEST PLANNING DISTRICT
EXISTING LAND USE

<u>Land Use</u>	<u>2008 Acres</u>	<u>2008 % of Total</u>
<u>RESIDENTIAL</u>		
Single Family	81.07	16.0%
Two Family	23.19	4.6%
Three & Four Family	12.61	2.5%
Multi-Family	27.66	5.5%
Mobile Homes	2.29	0.5%
SUBTOTAL	146.82	29.0%
<u>GENERAL COMMERCIAL</u>	51.99	10.3%
<u>LOCAL ACTIVITY CENTER</u>	0.00	0.0%
<u>COMMUNITY FACILITY</u>		
Public	52.24	10.3%
Private	11.47	2.3%
Historic	0.00	0.0%
SUBTOTAL	63.71	12.6%
<u>LIGHT INDUSTRIAL</u>	44.80	8.9%
<u>RECREATION</u>		
Public	7.62	1.5%
Private	0.00	0.0%
SUBTOTAL	7.62	1.5%
<u>TRANSPORTATION</u>		
Streets	102.15	20.2%
Railroad	0.00	0.0%
SUBTOTAL	102.15	20.2%
<u>WATER</u>	34.76	6.9%
<u>VACANT</u>	53.83	10.6%
<u>TOTAL</u>	<u>505.68</u>	<u>100.0%</u>

Table 2-5
DOGTRACK PLANNING DISTRICT

Use	Acres	Percent of Total 1996
RESIDENTIAL		
Single Family	17.73	9.6
Two Family	3.94	2.1
Three & Four Family	2.50	1.4
Multi-Family	8.85	4.8
Mobile Homes	15.81	8.6
SUBTOTAL	48.83	26.5
BUSINESS AND COMMERCIAL		
General	27.78	15.2
Warehouse/Retail	0.00	0.0
SUBTOTAL	27.78	15.2
TOURIST	2.50	1.4
COMMUNITY FACILITY		
Public	0.29	0.2
Private	0.00	0.0
SUBTOTAL	0.29	0.2
INDUSTRIAL		
Light	5.30	2.9
Heavy	0.00	0.0
SUBTOTAL	5.30	2.9
RECREATION		
Public	0.00	0.0
Private	49.47	26.9
SUBTOTAL	49.47	26.9
TRANSPORTATION		
Streets	34.37	18.7
Railroad	8.84	4.8
SUBTOTAL	43.21	23.5
WATER	0.00	0.0
VACANT	6.21	3.4
TOTAL DOGTRACK PLANNING DISTRICT	183.59	100.0

Table 2-5
City of Hallandale Beach
CENTRAL GATEWAY PLANNING DISTRICT
EXISTING LAND USE

<u>Land Use</u>	<u>2008 Acres</u>	<u>2008 % of Total</u>
<u>RESIDENTIAL</u>		
Single Family	16.78	9.1%
Two Family	3.85	2.1%
Three & Four Family	2.87	1.6%
Multi-Family	14.18	7.7%
Mobile Homes	16.24	8.8%
SUBTOTAL	53.92	29.4%
<u>GENERAL COMMERCIAL</u>	31.47	17.1%
<u>LOCAL ACTIVITY CENTER</u>	0.00	0%
<u>COMMUNITY FACILITY</u>		
Public	0.00	0.0%
Private	0.00	0.0%
SUBTOTAL	0.00	0.0%
<u>LIGHT INDUSTRIAL</u>	3.59	2.0%
<u>RECREATION</u>		
Public	0.00	0.0%
Private	49.47	26.9%
SUBTOTAL	49.47	26.9%
<u>TRANSPORTATION</u>		
Streets	34.37	18.7%
Railroad	8.84	4.8%
SUBTOTAL	43.21	23.5%
<u>WATER</u>	0.00	0.0%
<u>VACANT</u>	1.91	1.0%
TOTAL	183.57	100.0%

Table 2-5
NORTHEAST PLANNING DISTRICT

Use	Acres	Percent of Total 1996
RESIDENTIAL		
Single Family	44.97	18.5
Two Family	16.23	6.7
Three & Four Family	7.92	3.3
Multi Family	76.22	31.4
Mobile Homes	2.39	1.0
SUBTOTAL	147.73	60.9
BUSINESS AND COMMERCIAL		
General	19.93	8.2
Warehouse/Retail	0.00	0.0
SUBTOTAL	19.93	8.2
TOURIST	6.19	2.6
COMMUNITY FACILITY		
Public	0.00	0.0
Private	4.41	1.8
SUBTOTAL	4.41	1.8
INDUSTRIAL		
Light	0.00	0.0
Heavy	0.00	0.0
SUBTOTAL	0.00	0.0
RECREATION		
Public	0.00	0.0
Private	0.00	0.0
SUBTOTAL	0.00	0.0
TRANSPORTATION		
Streets	56.28	23.2
Railroad	0.00	0.0
SUBTOTAL	56.28	23.2
WATER	0.00	0.0
VACANT	7.96	3.3
TOTAL NORTHEAST PLANNING DISTRICT	242.50	100.0

Table 2-5
City of Hallandale Beach
NORTHEAST PLANNING DISTRICT
EXISTING LAND USE

Land Use	2008 Acres	2008 % of Total
RESIDENTIAL		
Single Family	45.27	18.7%
Two Family	16.14	6.7%
Three & Four Family	8.25	3.4%
Multi-Family	80.31	33.1%
Mobile Homes	0.94	0.4%
SUBTOTAL	150.91	62.2%
GENERAL COMMERCIAL	23.69	9.8%
LOCAL ACTIVITY CENTER	0.00	0%
COMMUNITY FACILITY		
Public	0.00	0.0%
Private	3.81	1.6%
SUBTOTAL	3.81	1.6%
LIGHT INDUSTRIAL	0.00	0.0%
RECREATION		
Public	0.00	0.0%
Private	0.00	0.0%
SUBTOTAL	0.00	0.0%
TRANSPORTATION		
Streets	56.28	23.2%
Railroad	0.00	0.0%
SUBTOTAL	56.28	23.2%
WATER	0.00	0.0%
VACANT	7.81	3.2%
TOTAL	242.50	100.0%

Table 2-5
DIPLOMAT/THREE ISLANDS PLANNING DISTRICT

Use	Aeres	Percent of Total 1996
RESIDENTIAL		
Single Family	8.39	2.0
Two Family	0.15	0.0
Three & Four Family	0.00	0.0
Multi Family	150.67	35.5
Mobile Homes	0.00	0.0
SUBTOTAL	159.21	37.5
BUSINESS AND COMMERCIAL		
General	49.25	11.6
Warehouse/Retail	0.00	0.0
SUBTOTAL	49.25	11.6
TOURIST		
	4.13	1.0
COMMUNITY FACILITY		
Public	0.00	0.0
Private	0.00	0.0
SUBTOTAL	0.00	0.0
INDUSTRIAL		
Light	0.00	0.0
Heavy	0.00	0.0
SUBTOTAL	0.00	0.0
RECREATION		
Public	7.20	1.7
Private	104.70	24.7
SUBTOTAL	111.90	26.4
TRANSPORTATION		
Streets	35.49	8.3
Railroad	0.00	0.0
SUBTOTAL	35.49	8.3
WATER		
	43.23	10.2
VACANT		
	21.32	5.0
TOTAL DIPLOMAT/THREE ISLAND	424.53	100.0

Table 2-5
City of Hallandale Beach
DIPLOMAT/THREE ISLANDS PLANNING DISTRICT
EXISTING LAND USE

<u>Land Use</u>	<u>2008 Acres</u>	<u>2008 % of Total</u>
<u>RESIDENTIAL</u>		
Single Family	9.07	2.1%
Two Family	0.15	0.03%
Three & Four Family	0.30	0.07%
Multi-Family	167.87	39.5%
Mobile Homes	0.00	0.0%
SUBTOTAL	177.39	41.8%
GENERAL COMMERCIAL	53.43	12.6%
LOCAL ACTIVITY CENTER	0.00	0.0%
<u>COMMUNITY FACILITY</u>		
Public	0.00	0.0%
Private	0.00	0.0%
SUBTOTAL	0.00	0.0%
LIGHT INDUSTRIAL	0.00	0.0%
<u>RECREATION</u>		
Public	7.20	1.7%
Private	103.34	24.3%
SUBTOTAL	110.54	26.0%
<u>TRANSPORTATION</u>		
Streets	35.49	8.3%
Railroad	0.00	0.0%
SUBTOTAL	35.49	8.3%
WATER	43.23	10.2%
VACANT	4.46	1.0%
TOTAL	424.53	100.0%

Table 2-5
GULFSTREAM PLANNING DISTRICT

Use	Acres	Percent of Total 1996
RESIDENTIAL		
Single Family	22.49	5.4
Two Family	15.21	3.7
Three & Four Family	5.71	1.3
Multi-Family	20.17	4.9
Mobile Homes	11.52	2.8
SUBTOTAL	75.10	18.1
BUSINESS AND COMMERCIAL		
General	37.87	9.1
Warehouse/Retail	0.00	0.0
SUBTOTAL	37.87	9.1
TOURIST	3.41	0.8
COMMUNITY FACILITY		
Public	0.69	0.2
Private	4.53	1.1
SUBTOTAL	5.22	1.3
INDUSTRIAL		
Light	0.00	0.0
Heavy	0.00	0.0
SUBTOTAL	0.00	0.0
RECREATION		
Public	6.49	1.5
Private	199.79	48.1
SUBTOTAL	206.28	49.6
TRANSPORTATION		
Streets	39.91	9.6
Railroad	9.03	2.2
SUBTOTAL	48.94	11.8
WATER	2.70	0.6
VACANT	36.09	8.7
TOTAL GULFSTREAM PLANNING DISTRICT	415.61	100.0

Table 2-5
City of Hallandale Beach
GULFSTREAM PLANNING DISTRICT
EXISTING LAND USE

<u>Land Use</u>	<u>2008 Acres</u>	<u>2008 % of Total</u>
<u>RESIDENTIAL</u>		
Single Family	15.68	3.8%
Two Family	16.37	3.9%
Three & Four Family	5.25	1.3%
Multi-Family	27.01	6.5%
Mobile Homes	11.42	2.7%
SUBTOTAL	75.73	18.2%
GENERAL COMMERCIAL	42.71	10.3%
LOCAL ACTIVITY CENTER	60.80	14.6%
<u>COMMUNITY FACILITY</u>		
Public	18.63	4.5%
Private	4.34	1.0%
SUBTOTAL	22.97	5.5%
LIGHT INDUSTRIAL	0.00	0.0%
<u>RECREATION</u>		
Public	7.35	1.8%
Private	138.99	33.4%
SUBTOTAL	146.34	35.2%
<u>TRANSPORTATION</u>		
Streets	39.04	9.4%
Railroad	9.03	2.2%
SUBTOTAL	48.07	11.6%
WATER	2.70	0.6%
VACANT	16.29	3.9%
TOTAL	415.61	100.0%

Table 2-5
SOUTHWEST PLANNING DISTRICT

Use	Acres	Percent of Total 1996
RESIDENTIAL		
Single Family	173.84	31.9
Two Family	70.34	13.4
Three & Four Family	6.03	1.1
Multi-Family	18.14	3.3
Mobile Homes	32.07	5.9
SUBTOTAL	300.42	55.2
BUSINESS AND COMMERCIAL		
General	35.30	6.5
Warehouse/Retail	0.00	0.0
SUBTOTAL	35.30	6.5
TOURIST	.15	0.0
COMMUNITY FACILITY		
Public	31.62	5.8
Private	5.65	1.1
SUBTOTAL	37.27	6.9
INDUSTRIAL		
Light	0.43	0.1
Heavy	0.00	0.0
SUBTOTAL	0.43	0.1
RECREATION		
Public	5.00	0.9
Private	0.00	0.0
SUBTOTAL	5.00	0.9
TRANSPORTATION		
Streets	99.03	18.2
Railroad	0.00	0.0
SUBTOTAL	99.03	18.2
WATER	33.15	6.1
VACANT	33.39	6.1
TOTAL SOUTHWEST PLANNING DISTRICT	544.14	100.0

Table 2-5
City of Hallandale Beach
SOUTHWEST PLANNING DISTRICT
EXISTING LAND USE

<u>Land Use</u>	<u>2008 Acres</u>	<u>2008 % of Total</u>
<u>RESIDENTIAL</u>		
Single Family	171.36	31.5%
Two Family	73.74	13.6%
Three & Four Family	8.26	1.5%
Multi-Family	21.34	3.9%
Mobile Homes	32.65	6.0%
SUBTOTAL	307.35	56.5%
GENERAL COMMERCIAL	42.95	7.9%
LOCAL ACTIVITY CENTER	0.00	0.0%
<u>COMMUNITY FACILITY</u>		
Public	31.50	5.7%
Private	8.49	1.6%
Historic	0.64	0.1%
SUBTOTAL	40.63	7.5%
LIGHT INDUSTRIAL	0.00	0.0%
<u>RECREATION</u>		
Public	5.00	0.9%
Private	0.00	0.0%
SUBTOTAL	5.00	0.9%
<u>TRANSPORTATION</u>		
Streets	99.03	18.2%
Railroad	0.00	0.0%
SUBTOTAL	99.03	18.2%
WATER	33.15	6.1%
VACANT	16.02	2.9%
TOTAL	544.13	100.0%

Table 2-5
GOLDEN ISLES/A1A PLANNING DISTRICT

Use	Acres	Percent of Total 1996
RESIDENTIAL		
Single Family	93.91	18.2
Two Family	0.00	0.0
Three & Four Family	0.31	0.1
Multi-Family	142.07	27.6
Mobile Homes	0.00	0.0
SUBTOTAL	236.29	45.9
BUSINESS AND COMMERCIAL		
General	30.92	6.0
Warehouse/Retail	0.00	0.0
SUBTOTAL	30.92	6.0
TOURIST	5.50	1.1
COMMUNITY FACILITY		
Public	1.33	0.2
Private	10.70	2.1
SUBTOTAL	12.03	2.3
INDUSTRIAL		
Light	0.00	0.0
Heavy	0.00	0.0
SUBTOTAL	0.00	0.0
RECREATION		
Public	7.40	1.4
Private	0.00	0.0
SUBTOTAL	7.40	1.4
TRANSPORTATION		
Streets	54.96	10.7
Railroad	0.00	0.0
SUBTOTAL	54.96	10.7
WATER	129.64	25.2
VACANT	38.06	7.4
TOTAL GOLDEN ISLES/A1A PLANNING DISTRICT	514.80	100.0

Table 2-5
City of Hallandale Beach
GOLDEN ISLES/A1A PLANNING DISTRICT
EXISTING LAND USE

<u>Land Use</u>	<u>2008 Acres</u>	<u>2008 % of Total</u>
<u>RESIDENTIAL</u>		
Single Family	99.13	19.3%
Two Family	0.00	0.0%
Three & Four Family	0.31	0.1%
Multi-Family	162.91	31.6%
Mobile Homes	0.00	0.0%
SUBTOTAL	262.35	51.0%
GENERAL COMMERCIAL	28.13	5.5%
LOCAL ACTIVITY CENTER	0.00	0%
<u>COMMUNITY FACILITY</u>		
Public	1.33	0.2%
Private	10.70	2.1%
SUBTOTAL	12.03	2.3%
LIGHT INDUSTRIAL	0.00	0.0%
<u>RECREATION</u>		
Public	10.92	2.1%
Private	0.00	0.0%
SUBTOTAL	10.92	2.1%
<u>TRANSPORTATION</u>		
Streets	56.05	10.9%
Railroad	0.00	0.0%
SUBTOTAL	56.05	10.9%
WATER	129.64	25.2%
VACANT	15.68	3.0%
TOTAL	514.80	100.0%

2.6.2.45 Public and Private Recreation and Community Facilities Land Use

Recreation and Community Facilities Land Use in the City includes city parks and open space; commercial recreation land use including Gulfstream Park Racing and Casino, Diplomat Country Club and Golf Course, and Mardi Gras Gaming and Casino; private passive recreation spaces; City Hall and other government buildings and property; schools and public education centers; churches, synagogues, and other houses of worship; and fraternal and social organization halls. Within the City, recreational land uses including both public and private represents 11.6 percent of the total land area while community facilities both public and private represents 5.1 percent.

2.6.2.56 Vacant Land

The City is virtually built out with only 4.1 percent (116 acres) of the existing land use within the City being vacant. Since 1978, the City has slowly seen the development of the last remaining large vacant parcels. Currently there are only two vacant parcels in the City that are over 5 acres – a 10 acre parcel just east of Gulfstream Park Race Track and 7.5 acres that is west of the City's Public Works Compound. The 10 Acre parcel east of Gulfstream Park has a Future Land Use designation of Medium Density up to 18 Dwelling Units per Acre and is zoned RM-18. The 7.5 acres west of the City's Public Works Compound has a Future Land Use designation of Low Density up to 7 Dwelling Units per Acre and is zoned RS-6. This parcel is partially owned by the City.

There are also several vacant parcels in the City in the 2 to 5 acres range including an approximately 3 acre industrial parcel on Ansin Boulevard, an approximately 2.5 acre parcel north of Chaves Lake (City owned), and an approximately 3 acre parcel at 601 Old Dixie Highway (City owned). The latter parcel is proposed to be developed into an addition to Blueston Park. Currently there are also several 2-3 acre parcels in the City that are vacant but are pending redevelopment including several sites along East Hallandale Beach Boulevard and a church site on SW 10 Avenue.

The remaining vacant land in the City are small parcels and lots of undeveloped platted land. The majority of these smaller parcels and lots are in the Northwest Planning District. Over the last planning period the Northwest Planning District did see a significant increase in development and redevelopment of vacant parcels and lots. It should be noted that the amount of vacant land in the City might be 20-25 percent lower than what is reported on Tables 2-4 and 2-5 due to minor computing errors.

There are four relatively large undeveloped parcels in the City of Hallandale Beach. The first of these is known as the Posner Tract, approximately 9 acres located south of Hallandale Beach Boulevard between South Ocean Drive and the Atlantic Ocean. The proposed use is for high density residential development. After litigation, the owner has been allowed by a Court to develop 1,500 units. In 1971 and 1976 the City and the Broward County Commission requested the Florida Division of Recreation and Parks to explore the possibility of acquisition of this tract for public recreation uses. The City's 25 unit per acre density cap on this site is overridden by the Court decision.

~~The second tract, known as Chaves Lake, is located in the Northwest Planning District, on NW 8 Avenue. The City-owned parcel consists of approximately 16 acres of land and 33 acres of water. It is designated Residential Medium-Density.~~

~~The third major undeveloped tract is adjacent to the Public Works Compound and opposite Chaves Lake on NW 8 Avenue. The approximately 7 acre-sized tract is designated Residential Low-Density.~~

~~The fourth major undeveloped tract is part of the Hallandale Adult Center property in the SW Planning District. The 4 acre property is wooded and unused but is platted for residential development. The property which is owned by Broward County School Board, is designated institutional.~~

~~There are other small vacant parcels (less than 3 acres) throughout the City. Of the small parcels of vacant land, the majority are in the Northwest Planning District. Vacant land constitutes 7% of the total land area in Hallandale Beach.~~

2.6.2.67 Surrounding Land Use

The City is bordered on the north by the City of Hollywood, on the east by the Atlantic Ocean, on the south by the Town of Golden Beach, ~~North Miami Beach, City of Aventura,~~ and unincorporated Dade County and on the west by the Town of Pembroke Park. Adjacent land uses within these surrounding municipalities are discussed below and shown on Figure 2-4.

Adjacent land uses to the north in the City of Hollywood include commercial and low density residential land uses along Pembroke Road, low density residential land uses along Moffett Street, medium and medium-high density residential in the Three Islands Phase III area, and commercial, medium and high density residential along SR A1A. All of these adjacent land use are compatible with associated land uses in Hallandale Beach.

Adjacent land uses to the south in the Town of Golden Beach are low density residential. In the City of Aventura the land uses include medium and high density residential south of the Golden Isles Planning District, commercial uses along U.S. 1 and Dixie Highway, and low density residential south of the Southwest Planning District. All of these adjacent land uses to the south are compatible with associated land uses in Hallandale Beach.

~~Adjacent land use to the north and south is primarily low density single-family residential with the exception of high density residential along Route A1A and north of the Three Islands area in the City of Hollywood. There are additional dwelling units planned for the Costain Development in North Dade County and the Three Islands Phase III Development in the City of Hollywood (under construction). These uses are compatible~~

Medium Density Residential

Industrial

Commercial

TOWN OF PEMBROKE PARK

INTERSTATE 95

INTERSTATE 95

Low Density Residential

Low Density Residential

Commercial

Commercial

CITY OF HO

MARDI GRAS RACE TRACK & CASINO

HALLANDALE BEACH ADULT CENTER

HALLANDALE ELEMENTARY SCHOOL

HALLANDALE BEACH MUNICIPAL CENTER

Low Density Residential

Low Density Residential

Commercial

PEMBROKE ROAD

FOSTER RD

NORTH DIXIE HIGHWAY

N.E. 1st AVE.

N.W. 8TH AVE.

HALLANDALE BEACH BLVD.

S.W. 8TH AVE.

SOUTH DIXIE HIGHWAY

S.E. 1st AVE

S.W. 11th ST. (A.K.A. COUNTY LINE RD.)

OJUS

NO.	DATE	REVISION	BY

Designed: MJM
Drawn: OAM
Checked: MJM

MICHAEL MILLER PLANNING ASSOCIATES, INC.
7522 Wiles Rd. Suite B-203
Coral Springs, Florida 33067
Tel. (954) 757-9909 Fax: (954) 757-7089

~~with adjacent uses in Hallandale Beach and do not present major planning issues for Hallandale.~~

Land use to the west in the Town of Pembroke Park is are primarily commercial between I-95 and the South Florida Rail Corridor and low density single-family residential south of Hallandale Beach Boulevard and commercial and industrial use north of Hallandale Beach Boulevard. The commercial and industrial uses are buffered and physically separated from the City of Hallandale Beach by Interstate 95 and are also compatible with adjacent uses in Hallandale Beach.

2.6.2.78 Urban Blight

The City of Hallandale Beach continuously works to eliminate urban blight within the City and has for many years worked with the County and other has established a partnership with the following agencies to effectively and logically address the causes and consequences of "urban blight" in Hallandale Beach.

- ~~1. Broward County Community Development Division/Housing Finance Authority~~
- ~~2. Friends of the Hepburn Center~~
- ~~3. Habitat~~

Through theseis partnerships, a comprehensive effort is ongoing which impacts on the housing and physical attributes of the Community and Redevelopment aArea. Through funding assistance via Broward County, CDBG, Rental Rehab and other Federal funds have been awarded to accomplish the following priorities. See the Housing Element of this Plan for more details and information.

~~SINGLE FAMILY HOUSING REHABILITATION~~

~~Home improvement program that provides financial and technical assistance to homeowners through direct and deferred payment loans.~~

~~MULTI-FAMILY HOUSING REHABILITATION~~

~~Rehabilitation grants for rental units to provide decent low income apartments (Section 8 eligible tenants are sought).~~

~~RESIDENTIAL REDEVELOPMENT~~

~~Assistance is available to demolish the existing structure and, through a benefit payment, work with the property owner to construct a new dwelling meeting the families housing needs.~~

~~H.I.P. HOME IMPROVEMENT PROGRAM~~

~~Is a program to assist those homeowners whose home may need limited exterior work.~~

~~WATER/SEWER PROGRAM~~

~~Program to assist homeowners who have not connected to public water and sewer facilities.~~

DEMOLITION PROGRAM

Designed to provide financial and technical assistance to property owners of unsafe dilapidated structures which pose a threat to the health and safety of area residents.

RENTAL REHAB PROGRAM

Provide financial and technical assistance to property owners of nonowner occupied single or multi-family structures. (Section 8 assistance is encouraged).

MORTGAGE ASSISTANCE PROGRAM

For eligible households mortgage assistance benefits are available to lower monthly payments for new homes within affordability of low and moderate income households. Lots are also provided to lower mortgage costs.

PHYSICAL IMPROVEMENTS

Streets will be repaved where needed, sidewalks constructed, water lines and fire hydrants upgraded, and minor public improvements to revitalize residential communities.

COMMERCIAL FACADE IMPROVEMENTS

Target area businesses are brought up to code and also receive assistance for exterior improvements

RESIDENTIAL PAINT PROGRAM

Provide paint to homeowners of single family residential units.

WEATHERIZATION PROGRAM

Through Broward County, eligible property owners can receive assistance with home improvements.

COMMERCIAL REVITALIZATION PROGRAM

Direct loans, loan guarantees and interest subsidies are leveraged with private funds for revitalization of commercial properties in or near target areas. Approximately every \$7,500 - \$10,000 loaned must result in retention or creation of one job for a target area resident.

Additionally, the City is in the process of creating a Community Redevelopment Agency (CRA) covering the NW, SW, Dogtrack, Gulfstream and NE Planning Districts in order to better provide for the areas renewal and revitalization needs.

Through these programs and the public/private effort, deteriorating and substandard housing, blighting influences, vacant overgrown lots, the scarcity of decent, safe and affordable new housing and the need for street, sidewalk and infrastructure improvements are all in the process of being addressed.

Topography

~~The City of Hallandale Beach is located on low-lying coastal lands characterized by a relatively flat topography. West of U. S. Highway 1, elevations generally range between 8 and 10 feet above mean sea level. Existing elevations to the east of U. S. Highway 1 decrease gradually to approximately 4 to 5 feet above mean sea level. On the barrier island (A1A), elevations range from sea level up to approximately 6 to 10 feet above mean sea level.~~

~~The existing topography along the Intracoastal Waterway reflects the influence of residential development. Historical dredge and fill activities converted wetlands and other flood-prone areas into farmable or developable upland habitats. Intensive development over time has eliminated most natural topographic features of the area.~~

2.7 ANALYSIS

2.7.1. Introduction

This section describes the conditions and land use needs in the City which were analyzed to develop its goals, objectives, policies, and its Future Land Use Plan Map. Natural conditions affecting development are discussed in the Section. Constraints on future development are also discussed. Ongoing land use issues and opportunities in Hallandale Beach are analyzed. Population estimates and projects for Hallandale Beach are presented at the end of this Section.

2.7.2. Natural Conditions Affecting Development

~~Hallandale Beach is approximately 90 96 percent built-out, and only four significantly sized undeveloped parcels exist in the City, as identified in this Element. Discussed below are the natural conditions that affect development and redevelopment efforts within the City. A generalized Soils map is shown in Figure 7-4 of the Conservation Element.~~

Topography

The City of Hallandale Beach is located on low-lying coastal lands characterized by a relatively flat topography. West of U. S. Highway 1, elevations generally range between 8 and 10 feet above mean sea level. Existing elevations to the east of U. S. Highway 1 decrease gradually west to east to approximately 4 to 5 feet above mean sea level. On the barrier island (A1A), elevations range from sea level up to approximately 6 to 10 feet above mean sea level.

The existing topography along the Intracoastal Waterway reflects the influence of residential development. Historical dredge and fill activities converted wetlands and other flood-prone areas into farmable or developable upland land. Intensive development over time has eliminated most natural topographic features of the area.

~~The City is characterized by a low-lying flat topography. Elevations range from sea level to 10 feet above Mean Sea Level.~~

Soils in Hallandale Beach have largely been modified for development as described previously in this element, and so place only minimal restrictions on development. A generalized Soils map is shown in Figure 7-4 of the Conservation Element.

Beaches

Beaches within Hallandale Beach are described more fully in the Coastal Management Element of this Comprehensive Plan. The beach area of Hallandale Beach is approximately 4,000 feet in length and averages 100 to 200 feet in width. This beach is considered urbanized in that all the original dune systems have been destroyed by beachfront development of high-rise, multi-dwelling complexes. Beach renourishment efforts have been necessary to restore the beach to allow continued use as a recreational resource and to protect the beachfront properties from direct erosional problems.

Estuarine Resources

The Intracoastal Waterway and its associated waterway systems have been developed extensively in the City of Hallandale Beach. Nearly all the shorelines of these waterways have been stabilized by concrete bulkheads over the course of development. Shorelines along these waterways are generally privately owned and utilized for personal recreation.

The danger of flooding is a more important natural condition affecting development. As noted previously, most of the eastern half of the City would be flooded by a 100-year flood. In addition, the western half of the City has been subject to localized flooding ~~because of poor stormwater drainage~~. However, this problem is being corrected through drainage improvements and enforcement of modern pervious area requirements. In addition, the City enforces comprehensive Flood Plain Management procedures and participates in the FEMA National Flood Insurance Program. Under these regulations, buildings are required to be placed above the 100 year flood level. The danger from hurricanes can be somewhat controlled by limiting future allowable densities in the coastal high hazard areas. This subject is more fully addressed in the Coastal Management and Conservation Elements of this Comprehensive Plan.

Groundwater resources are also of concern in Hallandale Beach. The City's source of water ~~is~~ has been the Biscayne Aquifer, which is subject to saltwater intrusion. As noted in the Conservation Element, direct intrusion of saltwater has reached to within one-third of a mile of the City's well field. Some of the City's wells are closed, and the City is purchasing additional water from the City of North Miami Beach and Broward County. The closed wells will be maintained for use under emergency circumstances, however, surplus capacity of water is supplied by North Miami Beach and Broward County as discussed in the "Utilities" Element.

2.7.3. Built Environment and Projections of Development Impacts

Facets of the built environment which can affect and are effected by existing or future development and redevelopment in Hallandale Beach include the following:

2.7.3.1. Infrastructure.

- A. Utilities – Since the City is almost entirely build out, its utility infrastructure is existing and in place. The City is continuously replacing and modernizing its facilities and will be able to meet the needs of the current and future population projects for the City. ~~The necessity of providing facilities for utilities will not place substantial restrictions on future development in Hallandale Beach. With the exception of the court ordered development of up to 1,500 dwelling units on the Pesner Tract, whose additional infrastructure is provided for in the Settlement Agreement, the number of residential units that could be allowed in the future by the City's Comprehensive Plan will not exceed the capabilities of current potable water or sanitary sewer capacities. Florida Power & Light Company provides electrical service to Hallandale Beach and has sufficient generation and transmission capacity to supply future demands.~~
- B. Schools - New residential development is most likely to affect elementary and middle-school capacity in the short and medium range planning horizons. The Hallandale Beach Adult Center is available for re-conversion into a middle school. Hallandale Beach High School remains well under capacity.
- C. Park and Recreational Facilities - As shown in the Recreation and Open Space Element, the amount of public recreation land in Hallandale Beach, in combination with commercial and private recreation facilities and public waterways is more than adequate to serve the City through build out. The City is continuously replacing and analyzing its recreational needs to meet its current and future population projects. ~~Future growth is not expected to alter this scenario.~~

2.7.5 Projections of Land Use, Population, and Housing

This section describes projected land uses, projected population and housing growth.

2.7.5.1 Methodology for Projecting Future Land Use

The City has evaluated its past performance on Land Use through its Evaluation And Appraisal Reports. The City has also examined the natural and built environment factors, as well as regulatory factors which affect its ability to grow, redevelop, and conserve itself. The City examined potentials open to it and evaluated possible future scenarios for the City. Discussions with property owners and representatives of the City's Planning Districts have also provided valuable input to the decisions of the City

Commission concerning future land use. The ability and desire of the City to provide adequate infrastructure was evaluated. The Future Land Use Plan, which was prepared and evaluated by the City Commission and the Local Planning Agency has been gradually fine tuned through City-initiated Land Use Plan Amendments since 1978. The recommended future land uses, as described in this section, came out of this process. The population and housing projections, and methodologies for deriving them are found at Section 4.4 of in the Housing Element.

2.7.5.2 Population and Housing Projections

Estimated and projected figures for population and housing units for Hallandale Beach are shown in Table 2-6. The 2000 U.S. Census figures are used as a baseline while the 1995 2006-2020 population and housing unit estimates wereas calculated by the Broward County Office of Planning Urban Planning and Redevelopment Department, Planning Services Division. Density restrictions in Hallandale Beach's Comprehensive Plan essentially place a population cap on the City's future growth. The projected buildout population of 42,158 will not occur within the 15 year planning horizon, according to the Broward County projections.

The 2000 U.S. Census indicated that the City had a population of 34,282 persons. The Broward County projections indicated that the 2006 City population was 34,622 and is expected to grow to 48,493 by 2020 representing a 41.45 percent increase from 2000. The 2000 U.S. Census indicated that the City had 25,022 housing units. The Broward County projections indicated that in 2006 the City had 25,176 housing units and is expected to grow to 29,229 units by 2020 representing a 26.81 percent increase from 2000.

~~The estimated maximum number of housing units at buildout (26,349) was multiplied by the 1990 census average number of persons per dwelling unit to yield the buildout population estimate (42,158 permanent residents). This procedure assumes that the number of persons per housing unit will remain constant. The estimate will be adjusted after the 2000 census utilizing the average number of people per unit for the year 2000. Housing units are projected to increase at a constant annual rate. Population is projected to increase at essentially the same rate each year until 2015.~~

~~The population of Hallandale Beach fluctuates dramatically during the year, peaking during winter and reaching a minimum during the summer. It is difficult to make accurate estimates of population on a seasonal basis. The best estimate for Hallandale Beach's seasonal population is based on an estimated number of seasonal housing units. Census estimates of seasonal housing units are unrealistically low. In place of these unrealistic numbers, the City's own estimate of seasonal housing units was used. The seasonal population figures shown in the Housing Element are the product of the estimated seasonal units multiplied by the median number of persons per occupied housing unit in 1990~~

Table 2-6
POPULATION AND HOUSING UNIT ESTIMATES AND PROJECTIONS
CITY OF HALLANDALE BEACH

	Year				
	2000 ^a	2006 ^b	2010 ^b	2015 ^b	2020 ^b
Population	34,282	34,622	39,406	43,996	48,493
Housing Units	25,022	25,176	26,825	28,025	29,229

a 2000 figures are from the 2000 U.S. Census

b Projections were provided by Broward County, Urban Planning and Redevelopment Department, Planning Services Division

	Year				
	1990 ^a	1995 ^b	2000	2005	2010
Population	30,996	31,367	32,313	33,384	34,427
Housing Units	24,798	24,730	25,013	25,385	25,825

a 1990 figures are from 1990 Census

b Projections were provided by Broward County, Office of Strategic Planning and Growth Management

2.7.5.3 Future Land Use Needs.

The projected rate of population growth will not require significant changes to the current land use designations of the City on its Future Land Use Map. The City is expecting to see continued redevelopment of existing land uses within the City with an increase in the desire for mixed uses and moderate densities especially along the City's primary transportation corridors. The City is also expecting continued infill of scattered vacant parcels throughout the City including both residential and commercial lots. The overall percentages of different land uses on the City's Future Land Use Map are expected to remain constant and there are no adjacent areas to be annexed into the City. an increase in the amount of residentially-designated areas on the Land Use Plan Map. In fact, no new residential areas have been added as a result of the land use needs analysis associated with this 1995 Update of the Comprehensive Plan.

As with projected residential land use needs, the projected rate of population growth will not require a significant increase in commercially designed land areas of development. Moderate growth in general office and commercial development can be expected to occur if it is not curtailed by zoning, site designs or other restrictions. The availability of

~~scattered single-parcel commercial sites should adequately serve the future retail and office use needs of the Hallandale Beach community. No new commercial land area needs are expected in the City of Hallandale Beach during this planning time frame (prior to 1999).~~

~~No new industrial or institutional establishments of a significant size are likely to locate in Hallandale Beach because of the urbanized character of the City. As such, no new industrial designations on the Future Land Use Plan Map are proposed as part of this 1995 Update of the Comprehensive Plan.~~